

# Argyll and Bute Local Development Plan 2:

## Delivery Programme

September 2024



# Contents

1. Introduction
2. Delivery Partners
3. Vision and Spatial Strategy – Strategic Actions
4. Local Development Plan 2 Policies and Proposals
5. Allocated Sites
6. Potential Development Areas
7. Areas for Action
8. Other Locations

# 1 Introduction

Delivery programmes are important documents which provide clarity as to the steps required to achieve the goals and visions set out in Local Development Plans, indicate who should be involved and who is leading the delivery process and sets out clearly the stages and timescales to which the deliverers are working in order to let the public know how development the goals set out in LDP2 will be achieved.

This Delivery Programme sets out the various actions needed to deliver the opportunities identified in the Local Development Plan 2 (LDP2) for Argyll and Bute Council area (excluding Loch Lomond and the Trossachs National Park). There are set requirements for what is included in the Delivery Programme as follows: a list of actions required to deliver policies and proposals contained in the LDP; an explanation as to how these actions are to be undertaken; the timescale for the conclusion of each action; and the expected sequencing of, and timescale for, the delivery of housing sites allocated by the local development plan.

It is recognised that the private sector, Key Agencies and our Community Planning partners will all play a role alongside the planning authority in helping deliver the development opportunities identified in the LDP2.







The Delivery Programme will be updated at least every 2 years and will reflect progress with the identified development proposals. It can also be used as a key tool in instigating action and co-ordinating the activity of a range of agencies and organisations.

In preparing LDP2 and this associated Delivery Programme we consulted and considered the views of the key agencies; the Scottish Ministers and those organisations named in the Delivery Programme.

The Delivery Programme accompanying LDP2 follows the order shown in the Plan in the main. But where possible similar actions have been grouped together to simplify the document by avoiding repetition.

## 2 Delivery Partners

Delivery partners who have been named in this Delivery Programme are listed below









Partner	Logo	Abbreviation
Argyll and Bute Council		ABC  ABC Ec Dev – Economic Growth  ABC Dev Mgt Development Management  ABC Dev Pol – Development Policy  ABC Roads – Roads and Amenity Services
Argyll and Bute Renewable Energy Alliance		ABRA
Caledonian Macbrayne Hebridean and Clyde Ferries	 <b>Caledonian MacBrayne®</b> Hebridean & Clyde Ferries	CALMAC
Caledonian Maritime Assets Ltd	 <b>CMAL</b> Caledonian Maritime Assets Ltd Stòras Mara Cailleannach Eò	CMAL
Clyde Marine Planning Partnership		CMPP
Community Planning Partnership		CPP
Dunoon Community Development Trust		DCDT



## 2 Delivery Partners

Highlands and Islands Airports Ltd	 The logo for Highlands and Islands Airports Limited (hia) features the lowercase letters 'hia' in a stylized blue font. To the right, the full name 'Highlands and Islands Airports Limited' is written in a smaller font, followed by its Gaelic equivalent 'Pàirt-adhair na Gàidhealtachd is nan Eilean Siaranta'.	HIAL
Highlands and Islands Enterprise	 The logo for Highlands and Islands Enterprise (HIE) consists of a green and blue geometric shape resembling a stylized 'H' or a mountain range, with the letters 'HIE' in blue below it.	HIE
Highlands and Islands Transport	 The logo for Highlands and Islands Transport (HI TRANS) features the words 'HI TRANS' in a purple and blue font, with a stylized 'H' and 'I' in a circle. Below it, the Gaelic text 'THE HIGHLANDS AND ISLES TRANSPORT PARTNERSHIP' is written in a smaller font.	HiTrans
Historic Environment Scotland	 The logo for Historic Environment Scotland features a stylized blue and green fan-like shape.	HES
Isle of Bute Trust	 The logo for the Isle of Bute Trust features the words 'Isle of Bute Trust' in a green and blue font, with the tagline 'Developing our island for locals and visitors' below it.	IoBT
Machrihanish Airbase Community Company	 The logo for the Machrihanish Airbase Community Company (MACC) features a blue and white graphic of an airbase with the letters 'MACC' in bold blue text below it.	MACC
Ministry of Defence	 The logo for the Ministry of Defence features the Royal Coat of Arms above the words 'Ministry of Defence' in a black serif font.	MoD
NHS Highland	 The logo for NHS Highland features the NHS logo (a blue circle with a white cross) above the word 'Highland' in a blue sans-serif font.	NHS
Oban & the Isles Airports	 The logo for Oban & The Isles Airports features the word 'Oban' in a large, bold, blue font, with '& The Isles Airports' in a smaller blue font below it.	O&IA
Scottish Canals	 The logo for Scottish Canals features the words 'Scottish Canals' in a bold, black, sans-serif font.	

## 2 Delivery Partners

Scottish Environment Protection Agency		SEPA
Scottish Forestry		SF
The Scottish Government		Scot Gov
Nature Scot		NS
Scottish Water		SW
Strathclyde Partnership for Transport		SPT
Scotland's Regeneration Forum		SURF
Sustrans		
Transport Scotland		TS
University of the Highlands and Islands		UHI
Visit Scotland		VS

### 3 Vision and Spatial Strategy - Strategic Actions

Strategic Actions						
Objective	Strategic Direction	Action	Responsible/Lead	Other partners	Timescale	Progress
Vision and Spatial Strategy	Promote a less prescriptive approach to new development in Argyll and Bute, whilst recognising the importance of ensuring all new development encompasses a sustainable approach.	Deliver a Regional Spatial Strategy that reflects the strategic direction in ABOIP, LDP2 and ABC Economic Strategy	ABC Plan Pol/ABC Ec Dev	Key Agencies, ABC Community Planning Partnership	Guided by emerging regulations, anticipated 2024	<p>New regulations are not yet in place. An indicative Regional Spatial Strategy has been published.</p> <p>NPF4 has incorporated a significant number of key points from the iRSS, which contains further detail.</p>
	Diagram 1, 2, 4 and 5: - Growth Areas	Promote the identified growth areas of Tobermory to Dalmally Growth Corridor (TDGC) and Helensburgh and Lomond Growth Area (HLGA), including through Strategic Development Frameworks.	ABC	HIE, SE, MoD	During lifetime of the plan	<p><a href="#">Economic Strategy</a> updated.</p> <p>NPF4 shows as TDGC as strategic connection</p> <p>NPF4 shows HLGA in Clyde Mission project.</p> <p>Maritime Change Project instigated</p> <p>Strategic Development Frameworks underway</p>

### 3 Vision and Spatial Strategy - Strategic Actions

	Diagram 1 – Regeneration Areas	Support the identified regeneration areas of Campbeltown, Dunoon and Rothesay	ABC	HIE	On going	<p>CHORD Project delivered town centre/waterfront improvements Campbeltown identified as a <a href="#">Climate Change Town</a> Dunoon LPP underway</p> <p>NPF4 notes Campbeltown as an important hub and the need for collective efforts for regeneration in Rothesay and Dunoon.</p>
Diverse and Sustainable Economy	Facilitating inclusive and sustainable economic growth in accordance with the spatial strategy by identifying a range of sites for the creation of new jobs and by the strengthening of economic capacity and resilience within communities.	Monitor the locations for economic development identified in Diagram 5, on the proposals maps and in the Schedules to ensure an effective supply of employment land is maintained.	ABC Dev Pol	HIE, SE, ABC Ec Dev	Ongoing	<p><a href="#">Monitoring Report – audit underway</a></p> <p><a href="#">Engagement with HIE ongoing.</a></p>

### 3 Vision and Spatial Strategy - Strategic Actions

	Focus on our Priority Sector of tourism	Support the identified Tourist Development Opportunities in Diagram 6 , including long distance routes (see connectivity)	ABC Dev Man	ABC Ec Dev, HIE, SE, VisitScotland	During the lifetime of the plan	<p>Identified opportunities and constraints relating to the TDOs in Diagram 6. See “Other Locations” section of this Delivery Programme for detail</p> <p>NPF4 notes as a key sector for rural revitalisation, in particular in the north and west coast and the islands</p>
	Focus on our Priority Sector of food and drink (including aquaculture and distilleries),	<p>Taking account of net economic benefit in Economically Fragile Areas</p> <p>Work with Regional Marine Partnerships on the preparation of Regional Marine Plans</p>	<p>ABC Dev Mgt</p> <p>Clyde Marine Planning Partnership</p>	ABC Dev Pol and other Marine Plan partners	Ongoing (for Clyde Regional Marine Plan)	<p>Economically Fragile Areas identified in LDP2</p> <p>NPF4 notes as a key sector for rural revitalisation, in particular in the north and west coast and the islands</p> <p>Pre consultation on <a href="#">Clyde Regional Marine Plan</a> held</p>
	Focus on our Priority Sector of Creative Industries (including film and TV production	<p>Provide a support service to identify suitable film locations within Argyll and Bute.</p> <p>NPF4 - Recognise and support opportunities for jobs and investment in the creative sector</p>	<p>ABC Ec Dev</p> <p>Dev Pol</p>			Support service in place

### 3 Vision and Spatial Strategy - Strategic Actions

	Focus on our Priority Sectors of forestry	Review the ABC Woodland and Forestry Strategy	ABC Dev Pol/ Scottish Forestry	Key Agencies: NS, SEPA, Transport Scotland ABC Ec Dev Forestry Industry National and local bodies with a forestry interest Community Groups	2025	<a href="#">ABC WFS</a> prepared 2011 in place  Ongoing engagement with Scottish Forestry
	Focus on our Priority Sector of renewables	Promote the full range of renewable energy resources in our area, in a manner that promotes sustainable economic development and recognises the need for co-existence with other economic activities, our environment, and our communities by developing partnerships with renewable energy companies to maximise the benefits for our communities.	ABC Ec Dev	Argyll and Bute Renewable Energy Alliance (ABRA)	On going	<a href="#">Renewable Energy Action Plan prepared</a>  <a href="#">NPF4- notes importance of renewables, including Carbon Neutral Islands project on Islay and Pumped hydro storage at Cruachan Dam</a>
	Focus on Priority Sector Marine Industries	Support the growth of the sector through partnership working	ABC Ec Dev	HIE, SAMS, MoD	On going	<a href="#">Economic Strategy reviewed 2024</a> <a href="#">NPF4 – North West and Coast - noted need for</a> Collaboration and strong alignment of terrestrial and marine planning, at all levels, European Marine Science Park and cruise, freight and leisure potential.

### 3 Vision and Spatial Strategy - Strategic Actions

	Focus on Priority Sector Engineering including defence industries	Support the growth of the sector through partnership working in particular through the Maritime Change Project	ABC / MoD		On going	<a href="#">Economic Strategy reviewed 2024</a>
Connected Places	Creating reliable, resilient and secure routes to market is a top priority of the Council.  Good connectivity created through our transport and digital infrastructure is critical.	Secure Transport Connectivity Investment and digital infrastructure investment through our Rural Growth Deal that supports the growth of our economy	ABC Econ Dev	Transport Scotland, SPT, Hitrans, HIE; SE	2019 and ongoing	£50M Rural Growth Deal secured Oct 2019
	Working towards common priorities and objectives through the Regional Transport Strategies and STPR2	Inform and influence the review of the National Transport Strategy 2  Inform our Regional Transport Strategies for Argyll and Bute that meets the needs of our economy	Transport Scotland  HiTrans; SPT	Scottish Government; ABC Strat Trans, ABC Roads, ABC Dev Pol; SPT; Hitrans  ABC	Completed  Ongoing	STPR2 published  Engagement in process
	Priorities identified on Connectivity Diagram	<b>Oban airport (Diag 8):</b> Influence and facilitate through the Rural Growth Deal the establishment of	ABC	UK & Scottish Government; HIAL; HIE; HiTrans; Transport Scotland	2021	Rural Growth Deal secured - 2019



### 3 Vision and Spatial Strategy - Strategic Actions

		Oban Airport as a regional hub connecting to the central belt and the Highland and Island regions				Economic Strategy published 2019, reviewed 2024.
	Integration of land uses and transport infrastructure to support a low carbon economy	<p>Key connectivity projects shown in <b>(Diag 8)</b></p> <p>Influence and facilitate the top transport priorities identified for Argyll and Bute, including:-</p> <p>A83 Trunk Road – Road Upgrades including Strone point (Completed), Erines, Dunderave and Tarbert</p> <p>A816 Oban to Lochgilphead Road Upgrade;</p> <p>A85 Trunk Road Upgrade - Oban to Tyndrum/Oban Development Road;</p> <p>Dunoon – Colintrave – Portavadie Road Upgrade ;(B836/A8003/B8000)</p> <p>A848 Salen –Tobermory Upgrade;</p> <p>Creation of new station at Shandon to service HMNB Clyde – or enhanced public bus service;</p> <p>Oban Integrated Transport Hub;</p> <p>Argyll and Bute Council Pier upgrade - Craignure Pier –interrelated to</p>	Transport Scotland/HiTrans/SPT/ABC		Ongoing	Actions included as ABC top transport priorities

### 3 Vision and Spatial Strategy - Strategic Actions

		Growth Corridor and Proposal A OSDF Helensburgh to Cardross/W. Dunbartonshire cycleway (Regional Route 42); Pennygael Bridge Mull - structural repair/replacement required A848				
	Support more active lifestyles, contributing to health in terms of both physical and mental wellbeing.	Work with relevant agencies and bodies to help support the identified Long Distance Routes in Diagram 6	ABC Dev Pol	ABC Ec Dev, ABC Access Fora, Sustrans.	Ongoing	Identified in <a href="#">Core Path Plan</a> and promotional literature on <a href="#">Council website</a>
Sustainable Communities	Good quality places are successful and sustainable, low carbon, natural and resilient, well-connected, where people want to live, work and visit. Placemaking is a creative, collaborative process, which seeks to achieve these goals.	Identify a range of allocations for community facilities  Set a flexible policy framework to support the production of Local Place Plans where appropriate (See section "Other Locations" for details of <b>Diagram 9</b> , LDP2 locations)	ABC Dev Pol/Local Communities	Local Communities	Ongoing	LDP2 identified Community Facility Allocations and potential locations for community or local place plans

## 4 Local Development Plan 2 Policies and Proposals

The LDP2 contains a number of policies and proposals. The actions required to deliver these are set out below

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
Achieving the Vision	ALL1	All Policies	Take planning decisions in line with policy	ABC Dev Mgt	ABC Dev Pol, Local Review Body, PPSL	Ongoing	Planning applications will be determined in accordance with the adopted Local Development Plan 2 unless material considerations indicate otherwise
	ALL2	All Policies	Training for PPSL and Development Management on key policy changes	ABC Dev Pol	ABC Dev Mgt, PPSL	Prior to adoption	Seminar with Councillors including PPSL undertaken on strategic policy direction of LDP2. Seminar was held in December 2019 for planning staff with HES, NS and SEPA contributing
	ALL3	All policies	Review and set up monitoring regime for key indicators.	ABC Dev Pol	ABC Dev Mgt, ABC Econ Dev, ABC Housing	Prior to adoption	Monitoring regimes in place for HLA, VDLS, TCHC.
Spatial and Settlement Strategy	Policy 01	Settlement Areas	Review settlement boundaries	ABC Dev Pol	ABC Dev Mgt	During lifetime of plan	Review of boundaries undertaken for LDP2.
	Policy 02	Outwith Settlement Areas	-	-	-	-	-

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
	Policy 03	Simplified Planning Zones and Masterplan Consent Areas		ABC Dev Pol	ABC Dev Mgt	During lifetime of plan	2 SPZ Schemes being were part-developed at Salen (Mull) and Lochgilphead but were cancelled as considered to not be the most effective way to deliver these sites.
	Proposal A	Oban Strategic Development Framework	<p>Set up a Strategic Development Framework for the wider Oban area to:</p> <ul style="list-style-type: none"> <li>-Raise the strategic issues in NPF4 and STPR2 engagement</li> <li>-Address Strategic Transport Infrastructure issues</li> <li>- Consider Traffic Management</li> <li>- Framework to progress the realisation of development opportunities – through restructuring, redevelopment and delivering constrained areas</li> <li>-Consider Flooding issues, including potential areas for upslope natural flood management</li> </ul>	ABC	<p>Scot Gov; Key Agencies – Scot Water, Trans Scot, HIE, SEPA Housing Associations, private sector Local Communities</p>	Prepare prior to adoption of LDP2. Delivery on going.	<p>Project funding allocated by ABC Policy and Resources Committee. Draft OSDF PID written Project Team identified Draft Project plan written Initial evidence gathering commenced.</p>

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
	Proposal B	Helensburgh and Lomond Strategic Development Framework	Set up a Strategic Development Framework for the Helensburgh and Lomond area	ABC Dev Pol	ABC Strategic Transport, ABC Housing, ABC Econ Dev, Key Agencies:SW, SE, SPT, TS. MoD, Housing Associations, Network Rail, private sector	During lifetime of plan	Project funding allocated by ABC Policy and Resources Committee. Draft HSDF PID written Project Team identified Draft Project plan written Initial evidence gathering commenced.
	Proposal C	Bowmore Strategic Development Framework	Set up a strategic development Framework for Bowmore	ABC Dev Pol	ABC Roads, ABC Housing, ABC Dev Mgt, Key Agencies, ABC Econ Dev, Housing Associations, Community Council, private sector	During lifetime of plan	Masterplan prepared for Mixed Use Allocation.
	Proposal D	Tobermory Strategic Development Framework	Set up a strategic development Framework for Tobermory	ABC Dev Pol	ABC Roads, ABC Housing, ABC Dev Mgt, Key Agencies, ABC Econ Dev, Housing Associations, Community Council, private sector	During lifetime of plan	

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
	Proposal E	Cruachan Dam Pumped Storage Hydro-electric facility expansion	<p>Work with relevant bodies to progress the NPF3 identified project whilst minimising negative impacts and maximising community and economic benefits.</p> <p>The effects of Proposal E: Cruachan Dam Pumped Storage Hydro-electricity Facility Expansion is a significant national infrastructure project and will require to be subject to separate project level HRA in relation to the Glen Etive and Glen Fyne SPA and the Loch Etive Woods SAC.</p> <p>The suggested mitigation measures are as follows:</p> <ul style="list-style-type: none"> <li>Avoid construction on sensitive habitat (e.g. SPA bird roosting sites) through project planning and design.</li> <li>Undertake construction work (including helicopters associated with restringing power lines) at times of the year appropriate for the species in question i.e. avoiding golden eagle breeding periods. Consult</li> </ul>	Scottish Government, Drax Power	ABC Dev Pol, ABC Econ Dev, ABC Roads and Amenity Services, Key Agencies – NS, HIE, SEPA, Trans Scot	Mid to long term	<p>NPF3 project. Initial survey work and engagement. ABC Indicative Regional Spatial Strategy proposed this as an NPF4 project and was included</p> <p>Section 36 application</p> <p>Visitor Centre upgraded</p>

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
			<p>with NS on most appropriate times.</p> <ul style="list-style-type: none"> <li>• Planning and design measures required to minimise disruption including mitigation measures to be built into construction methodology to avoid or minimise impacts.</li> <li>• Transmission lines should not be commissioned until a plan for maintenance and emergency repair works has been approved.</li> <li>• Use of clearly delineated exclusion zones within the work corridor to avoid construction staff and activities straying into sensitive areas.</li> <li>• No permanent access tracks to be constructed in Natura sites and existing tracks to be used wherever possible.</li> </ul> <p>Project level HRA to be undertaken, encompassing all phases of development, to ensure that there are no adverse effects on the integrity of European/Ramsar sites from projects either alone</p>				



Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
			<p>or in-combination with other plans or projects.</p> <p>Assess impact on Ancient Woodland and mitigate as appropriate.</p> <p>Electricity grid infrastructure upgrades may be an important element required to support this expansion</p>				
	Policy 04	Sustainable Development	Update Sustainability Checklist and prepare a Sustainable Building Checklist	ABC Dev Pol	ABC Dev Mgt	Prior to adoption	Sustainability Technical Note and Checklist in place. Sustainable Buildings Technical Note and Checklist in place.
High Quality Places	Policy 05	Design and Placemaking	Sustainable Design Guidance to be consolidated and updated	ABC Dev Pol	ABC Dev Mgt	During lifetime of plan	Sustainable Design Guidance in place
	Policy 08	Sustainable Siting					
	Policy 09	Sustainable Design					
	Policy 10	Design – All Development					
	Policy 11	Design – Conversions and Change of Use					
	Policy 12	Shopfront Design	See ALL1 - 3	-	-	-	-
	Policy 13	Advertisements					Technical Note in place

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
	Policy 06	Green and Blue Infrastructure	Update Open Space Audit and prepare Open Space Strategy.	ABC Dev Pol/ABC Roads	Key Agency – NS, other partners to be identified	During lifetime of plan	Open Space Audit in place for 6 Main Towns.
	Policy 07	Provision of Temporary Green Infrastructure on Sites	Prepare Technical Note LDP TN11 Green Infrastructure	ABC Dev Pol			
			Adopt Community Food Growing Strategy	ABC Dev Pol	ABC Gov & Law	By April 2020	Draft Community Food Growing Strategy prepared.
	Policy 14	Bad Neighbour Development	-	-	-	-	-
	Policy 15	Supporting the Protection, Conservation and Enhancement of Our Historic Built Environment	Continue to seek regeneration initiatives for our built heritage e.g. Heritage and Place Programmes	ABC Dev Pol; ABC Econ Dev	HES	On going	Conservation Area Appraisals available for: Campbeltown Dunoon Helensburgh (Upper and Hill House)
	Policy 16	Listed Buildings	Continue to review existing and potential				

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
	Policy 17	Conservation Areas	<p>Conservation Area designations</p> <p>Continue to develop Conservation Area Appraisals and Management Plans</p> <p>To work closely with, and support, other environmental bodies and local community groups and Trusts to promote conservation of our built heritage</p>				<p>Helensburgh Town Centre</p> <p>Lochgilphead</p> <p>Rothsay Town Centre</p> <p>Inveraray</p> <p>Ellenabeich</p> <p>Easdale Island</p> <p>Tarbert (draft)</p>
	Policy 18	Enabling Development	Prepare Technical Note LDP2 TN10 Enabling Development	ABC Dev Pol	Dev Mgt	Prior to adoption of LDP2	Technical Note drafted
	Policy 19	ScheduledMonuments	-	-	HES	-	-
	Policy 20	Gardens and Designed Landscapes			HES		
	Policy 21	Sites of Archaeological Importance			WoSAS		
Diverse and Sustainable Economy	Policy 22	Economic Development	<p>Support the development of a sustainable Creative Business sector through the creation of a network of effective regional hubs</p> <p>To support Film and TV production in Argyll</p>	<p>ABC Econ Dev – Influence and facilitation</p> <p>ABC Econ Dev – Influence and facilitation</p>	<p>Creative Scotland; CHArts/Creative sector</p> <p>Council Services; Creative Scotland; Screen Scotland</p>	Ongoing	-

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
	Policy 23	Tourist Development, Accommodation, Infrastructure and Facilities	To deliver a new Regional Tourism Strategy and 10 year Action Plan	ABC Ec Dev	HIE; SE; VisitScotland.	2020 onwards	Argyll and the Isles Strategic Tourism Partnership – Visitor Economy Recovery and Growth Strategy 2022 to 2025 published.
	Policy 24	Existing Tourism Uses					
	Policy 25	Tourism Development Opportunities					
	Policy 26	Informal Public Outdoor Recreation and Leisure Related Development	-	-	-	-	-
	Policy 27	Huts and Hutting Developments	-	-	-	-	-
	Policy 28	Supporting Sustainable Aquatic and Coastal Development	Review Supplementary Guidance to Technical Note LDP2 TN20 Marine and Aquaculture  Contribute to the Clyde Regional Marine Plan	ABC Dev Pol  Clyde Marine Planning Partnership (inc ABC Dev Pol)		Prior to adoption of LDP2  During lifetime of Plan	Supplementary Guidance currently in place  Regional Clyde Marine Plan Consultative Draft 2019
	Policy 29	Existing Fish Farm Consolidation and Rationalisation	-	-	-	-	-
	Policy 30	The Sustainable Growth of Renewables	Review Supplementary Guidance to Technical Note LDP2 TN12 Renewable Energy	ABC Dev Pol	ABC Econ Dev	During lifetime of plan	<a href="#">Argyll and Bute Landscape Wind Capacity Study 2017</a>
	Policy 31	Minerals	-	-	-	-	-

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
Connected Places	Policy 32	Active Travel	The Council will work with external partners to secure funding to improve our active travel routes. Key priorities include: Helensburgh to Cardross / West Dunbartonshire cycleway (Regional Route 42); An off-road route for the entire length of NCN78, The Caledonia Way, linking Campbeltown to Lochgilphead, Oban and Fort William; Cross Scotland Pilgrims Way: Iona – Mull – Oban – Tyndrum – St Andrews; Active Travel Routes on Islay; Cycle Tour routes e.g. 5 Ferries Route – Arran / Kintyre Peninsula (Claonaig – Kennacraig – Tarbert); Cowal Peninsula (Portavadie – Colintrave); Bute (Rhubodoch – Rothesay)	ABC Ec Dev, ABC Dev Pol	Sustrans, Transport Scotl, NS and Scottish Government	Ongoing	<a href="#">Core Path Plan</a> in place  Path publicity published
	Policy 33	Public Transport Infrastructure	-	-	-	-	-

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
	Policy 34	Electric Vehicle Charging	-	-	-	-	Publically available charging points in place across Argyll and Bute as per the Connectivity <b>Diagram 8, PLPD2</b>
	Policy 35	Design of New and Existing, Public Roads and Private Access Regimes	Prepare Local Roads Development Guide to sit alongside the National Roads Development Guide	ABC Roads	ABC Dev Pol	Prior to Adoption of LDP2	Suite of guidance in place  Draft Local Roads Guide being prepared
	Policy 36	New Private Accesses					
	Policy 37	Development Utilising an Existing Private Access or Existing Private Road					
	Policy 38	Construction Standards for Public Roads					
	Policy 39	Construction Standards for Private Access					
	Policy 40	Vehicle Parking Provision					
	Policy 41	Off Site Highway Improvements					
	Policy 42	Safeguarding Piers, Ports and Harbours	Marine Infrastructure Audit	ABC Dev pol	Key Agency - HIE, ABC	During lifetime of LPD2	-
	Policy 43	Safeguarding of Aerodromes	Production of Development Management Constraints map	ABC Dev Pol	ABC Dev Mgt	During lifetime of plan	-
	Policy 44	Telecommunications	-	-	-	-	-
Sustainable Communities	Policy 45	Supporting our Town Centres and Retailing		ABC Dev Pol	-	Annual survey	

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
	Policy 46	Retail Development – The Sequential Approach	Annual Town Centre Health Check for the 6 Main Towns				TCHC 2023 underway
	Policy 47	Change of Use of Class 1 Shops in Core Shopping Areas					
	Policy 48	Developer Contributions	Report on Section 75s	ABC Dev Man	-	Annual	New requirement
	Policy 49	Sport, Recreation and Community Facilities	-	-	-	-	-
	Policy 50	Retention of Community Facilities	-	-	-	-	-
	Policy 51	Retention of Key Services	-	-	-	-	-
	Policy 52	Community Plans, Local Place Plans and Locality Plans	Take into account any emerging regulation in respect of Local Place Plans  Prepare Technical Guidance Note LDP2 TN14 Community Plans and Local Place Plans	ABC Dev Pol	Community Bodies	Ongoing  During lifetime of LDP2	
	Policy 53	Crofting Townships	Prepare Technical Note LDP2 TN15 Crofting Townships	ABC Dev Pol	Crofting Commission	During lifetime of LDP2	-
	Policy 54	Safeguarding Zones of Notifiable Installations	-	-	-	-	-
	Policy 55	Flooding	Prepare Local Flood Protection Schemes: Campbeltown; Tarbert; Lochgilphead; Clachan; Oban.	ABC, Scottish Govt.	Scottish Water, SEPA, Scottish Forestry, LLTNP	Ongoing	Published Highland and Argyll Local Flood Risk Management Plan 2016 – 2022



Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
			Review Supplementary Guidance to Technical Note LDP2 TN16 Flood Risk Framework	Dependent on SEPA updating flood risk guidance	As above	Ongoing	Clyde and Loch Lomond Local Flood Risk Management Plan 2016 - 2022
	Policy 56	Land Erosion	Planning Authority to assess development proposals against this policy, as appropriate, with input from developer, as required.	ABC Dev Man Developer		Throughout lifetime of plan	Policy in place
	Policy 57	Risk Appraisals	Flood Risk Assessments, Drainage Impact Assessments, or land Erosion Risk Appraisals to be undertaken by developer as required by Planning Authority or in consultation with SEPA	ABC Dev Man SEPA Developer		Throughout lifetime of plan	Policy in place
	Policy 58	Private Water Supplies and Water Conservation	Partnership working to increase the availability of public water supplies to meet projected needs  Prepare Technical Note LDP2 TN17 Minimising Water Consumption	Scottish Water  ABC Dev Pol	ABC, SEPA	Ongoing  Prior to adoption of LDP2	Technical Note prepared  -
	Policy 59	Water Quality and The Environment	Engage with SEPA on the preparation of the 3 <sup>rd</sup> River Basin Management Plan in our area	SEPA ABC		Ongoing	2 <sup>nd</sup> <a href="#">River Basin Management Plan for the Scotland River Basin District 2015 – 2027</a> in place
	Policy 60	Private Sewage Treatment Plants and	Connections to public sewer for development	ABC Dev Man Developer	-	Throughout lifetime of plan	Policy in place

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
		Wastewater Drainage Systems	proposals will be required in accordance with the policy. Proposals seeking private waste water systems will be assessed against the policy by the planning authority.				
	Policy 61	Sustainable Drainage Systems (SUDS)	The planning authority will require Sustainable drainage systems to be provided by the developer in accordance with the policy.	ABC Dev man Developer	-	Throughout lifetime of plan	Policy in place
	Policy 62	Drainage Impact Assessments	The planning authority will require Drainage Impact Assessments to be provided by the developer in accordance with this policy.	ABC Dev man Developer	-	Throughout lifetime of plan	Policy in place
	Policy 63	Waste Related Development and Waste Management	-	-	-	-	-
Homes for People	Proposal F	Housing Development on Allocated Housing Sites	Prepare a Housing Land Audit annually	ABC Dev Pol	Homes for Scotland	Annually	<a href="#">Argyll and Bute HLA 2023</a> available on line in storymap Technical Note Houses in Multiple Occupation approved 2019
	Policy 64	Housing Development on Allocated Housing Sites					
	Policy 65	Proposals for Other Uses on Allocated Housing Sites	Submit Supplementary Guidance Houses in Multiple to Scottish Government				
	Policy 66	New Residential Development on Non-Allocated Housing					

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
		Sites within Settlement Areas					
	Policy 67	Provision of Housing to Meet Local Needs including Affordable Housing	Review Supplementary Guidance to Technical Note LDP2 TN03 Delivery of Affordable Housing	ABC Dev Pol	ABC Dev Man	Prior to Adoption of LDP2	Supplementary Guidance currently in place.
	Policy 68	Housing Greenspace	Review Supplementary Guidance to Technical Note LDP2 TN18 Residential Greenspace				Supplementary Guidance currently in place
	Policy 69	Residential Caravans and Sites (for Permanent Homes)	-	-	-	-	-
High Quality Environment	Policy 70	Development Impact on National Scenic Areas (NSA's)	-	-	-	-	-
	Policy 71	Development Impact on Local Landscape Area (LLA)	-	-	-	-	-
	Policy 72	Development Impact on Areas of Wild Land	-	-	-	-	-
	Policy 73	Development Impact on Habitats, Species and Biodiversity	Review Supplementary Guidance to Technical Note TN04 Biodiversity Checklist	ABC Dev Pol	-	Prior to adoption of LDP 2	Biodiversity Checklist Supplementary Guidance in place
	Policy 74	Development Impact on Sites of International Importance	-	-	-	-	-
	Policy 75	Development Impact on Sites of Special Scientific Interest (SSSIs) and National Nature Reserves	-	-	-	-	-

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
	Policy 76	Development Impact on Local Nature Conservation Sites (LNCS)	Prepare Technical Note LDP2 TN05 Local Nature Conservation Sites	ABC Dev Pol	-	Prior to adoption of LDP2	Boundaries of current LNCS mapped in LDP
	Proposal G	Forestry, Woodland and Trees	Undertake a review and update of the Argyll and Bute Woodland and Forestry Strategy	ABC Dev Pol	Scottish Forestry	During lifetime of the plan	<a href="#">Argyll and Bute Woodland and Forestry Strategy</a>
	Policy 77		-	-	-	-	-
	Policy 78	Woodland Removal	-	-	-	-	-
	Policy 79	Protection of Soil and Peat Resources	-	-	-	-	-
	Policy 80	Geodiversity	-	-	-	-	-
	Policy 81	Open Space Protection Areas	Publish current Open Space Audit as Technical Note LDP2 TN19.  Review current audit and prepare open space strategy in LDP2 TN19 Open Space	ABC Dev Pol  ABC Dev Pol/ABC Roads	Key Agency: NS, Key partners to be identified	During lifetime of LPD2	Open Space Audit for 6 Main Towns in place
	Policy 82	Contaminated Land	-	-	-	-	-
	Policy 83	Safeguarding Agricultural and Croft Land	-	-	-	-	-

# 5 Allocations

A key role of the LDP2 is to provide an effective land supply for new development during the lifetime of the plan. Therefore, applications require to demonstrate adequately how the potential of the allocation will be delivered in terms of capacity, infrastructure, open space, affordable housing, integration with the wider area, the development brief and phasing. This provision is primarily set out in the form of Allocations arranged under the headings of business and industry; housing; community facilities; minerals; mixed use and tourism. The Allocations are listed in the schedules of the Written Statement and mapped in the Proposals Maps. The schedules provide an indication of the number of homes that may be accommodated on the housing allocations; the site size of the other allocations; and for mineral allocations their anticipated life expectancy. These details are provided in order to ensure that the plan makes sufficient land available to meet anticipated requirements during the plan period. The housing provision numbers are indicative and in appropriate circumstances may be varied at the discretion of the planning authority, including place making principles.

The Delivery Programme provides information on the key actions that are required to deliver the allocations. Development briefs have been prepared for allocations and are included below (these have not been prepared for sites where there is a masterplan or extant consent across the whole site). This Delivery Programme shows the main actions known at the time of preparation of this Delivery Programme. It should be noted that as proposals come forward other actions may be required to deliver the allocations that have not been identified at this stage.





















Masterplans have already been prepared for some allocations. These provide a framework for the development of the site in a holistic manner. Approved masterplans are material considerations in respect of related planning applications and require to be read in conjunction with the Report of Handling and Decision Notice. These may address some of the constraints noted either in full or in part.

## Housing Allocations

Further detail on individual housing allocations in respect of developer, programming, planning applications, completions and remaining capacity is included in the annual [Housing Land Audit](#), which is available in Storymap format.

Note for all housing allocations consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision. See LDP2 policies 6 and 68

Early engagement with Scottish Water is strongly advised via a Pre Development Enquiry to Scottish Water, in particular if there is a desire to increase unit numbers over that indicated in the plan on a site.

	Site Boundary		Live planning consent
	Existing building		Overlooking constraint
	Non-developable area		Natural environment designation
	View in		Built heritage designation
	View out		Power Line
	Pedestrian access		Water Course
	Path through site		
	Vehicle access		
	Tree/ large shrub		
	Bog		
	Slope downward		
	Key feature		
	Constraint		
	Potential flood risk area		

## Key to Development Brief Maps

Please note that annotated site features are indicative for general information only and do not replace the need for full and detailed surveys.

**H1001: Sandbank**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.98ha	58	25%	Landowner/Developer Scottish Water	Short	BC	Cowal	Settlement Area	Sandbank	Sandbank; St Munns	Dunoon Gramma School

**EXISTING USE:**

Grazing

**ACCESS:**

From B836 there is an existing access which would require to be upgraded. There is no pedestrian footpath on the B836. Alternatively from A815 (within national speed limit zone). There is a pedestrian footpath on the other side of the road but not directly adjacent to the site.

**FLOOD RISK:**

Risk of surface water flooding on parts of site to north and south indicated on SEPA maps. There is a problem with surface water flooding at the eastern corner of the allocation where it abuts with the existing housing at the Sandhaven development. The field currently floods and it has affected neighbouring properties. This would have to be fully and properly addressed.

A minor watercourse flows adjacent to the site boundary which could represent a potential flood risk. A basic Flood Risk Assessment, consisting of topographic information in the first instance and a detailed layout plan will be required. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted

**TOPOGRAPHY:**

Part of a large field which slopes down gently from west to east

**TREES:**

Tree group to immediate north of the site

**CONSTRAINTS:**

Overhead power line crosses through the centre of the site



#### FORM OF DEVELOPMENT:

Adjacent properties are 2 storey terraced dwellings. This is a prominent site that (although designated as settlement area) would effectively extend Sandbank further in ribbon development style.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

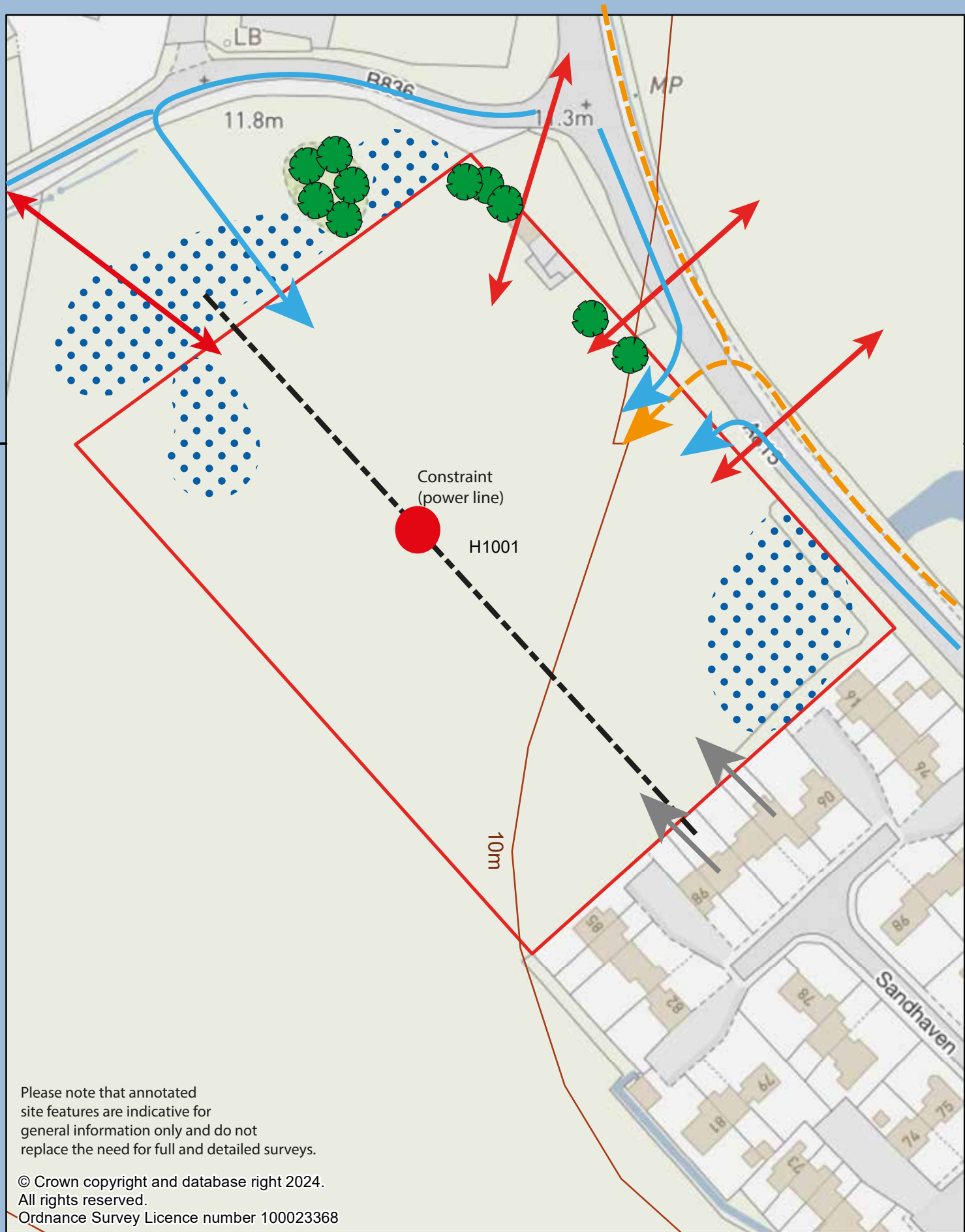
#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Drainage Impact Assessment required – Surface Water Management Plan in place</li><li>• Water Network – Water Impact Assessment required</li><li>• Waste Water Treatment Works - Growth project is required. To initiate this the developer should demonstrate the 5 Growth Criteria. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>

682000

682000



Please note that annotated site features are indicative for general information only and do not replace the need for full and detailed surveys.

© Crown copyright and database right 2024.  
All rights reserved.  
Ordnance Survey Licence number 100023368

# H1001 Sandbank



**H1002: Former Upper Academy Site, Westland Road, Rothesay**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.59ha	25	25%	Landowner/Developer	Short / Medium / Long	BC	Bute	Settlement Area	Rothesay	Rothesay; St Andrews	Rothesay Academy

**EXISTING USE:**

Brownfield site (recent demolitions) with areas of greenfield to north.

**ACCESS:**

The access roads would require to be adopted if serving more than 5 dwellings. Housing courts as car parks served from an adopted road network may be an alternative. Sightlines to be 42m x 2.4m. Surface water currently flows to NE and this may require some form of attenuation. 2m footway should be provided across the frontage of the site where it abuts the road network and all access to be 90 degrees to the existing carriageway.

**FLOOD RISK:**

None within site but risk of surface water to immediate north of site indicated on SEPA flood maps.

**TOPOGRAPHY:**

Predominantly flat. Site slopes gradually downwards from south to north.

**TREES:**

No trees on site but some shrubs trees around perimeter.

**NATURAL ENVIRONMENT DESIGNATIONS:**

Local Landscape Area: Bute & South Cowal

**FORM OF DEVELOPMENT:**

Detached cottages in surrounding area. Design should follow a similar pattern and layout as dwellings around them. Low density.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Network – Water Impact Assessment required</li><li>• Waste Water Treatment Works – Capacity dependent on numbers. Early engagement with Scottish Water via Pre-Development Enquiry.</li><li>• Drainage Impact Assessment required</li><li>• Assess impact on trees/woodland – Mature Woodlands</li><li>• Potential for bat roosts in trees, bat survey may be required</li><li>• Green Network - demonstrate how impacts on green network will be mitigated.</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



**H1003: Ardkinglas**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
4.13ha	13	25%	Landowner/Developer Scottish Water	Short / Medium	BC	Cowal	Countryside Area	Inveraray	Strachur	Dunoon Grammar School

**EXISTING USE:**

Vacant land within estate

**ACCESS:**

Access to site can be achieved from existing access from A815 to south of site.

**TREES:**

Ancient Woodland (Lochgoilhead & Kilmorich) to north/west of site. Existing trees should be incorporated into site layout.

**NATURAL ENVIRONMENT DESIGNATIONS:**

Local Landscape Area: North Argyll

Ancient Woodland (Lochgoilhead & Kilmorich)

**BUILT ENVIRONMENT DESIGNATIONS:**

Gardens and Designed Landscapes: Ardkinglas and Strone

**FORM OF DEVELOPMENT:**

Sensitive area, low density development that does not impact on historic surrounding. Follow form and pattern of newer built properties to south of site.

**CAPACITY:**

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Network – Water Impact Assessment required</li><li>• Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.</li><li>• Waste Water Network – Considerable distance from public network. Any installation of network from site to the public sewer must be funded and carried out by the developer.</li><li>• Drainage Impact Assessment required</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>







**H1004: Rothesay – Barone Road**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
0.81ha	24	25%	Landowner/Developer	Short	BC	Bute	Settlement Area	Rothesay	Rothesay; St Andrews	Rothesay Academy

**EXISTING USE:**

Vacant land

**ACCESS:**

Access to be taken from Barone Road. A relatively straight road with a few junctions already. The entire frontage of the site onto Barone Road contains lay-by parking for residents so, if this lay-by parking is maintained, acceptable visibility from a new access might be obscured due to parked vehicles. May require nibs to be constructed to avoid sightline issues

**FLOOD RISK:**

No flood risk indicated on SEPA maps.

**TOPOGRAPHY:**

Relatively flat sloping down slightly to the south east

**TREES:**

There are a number of trees on the site and it would be desirable if some of these could be incorporated into the scheme layout.

**NATURAL ENVIRONMENT DESIGNATION:**

Local Landscape Area – Bute and South Cowal

**CONSTRAINTS:**

Power lines to south of site

#### FORM OF DEVELOPMENT:

The residential buildings in the vicinity of the site are relatively substantial, both in terms of footprint and vertical scale. The existing LDP states a capacity of 24 units. In examining the surrounding built form, it is conceivable that six blocks of four flats could physically fit into the site. However, 20 or more units would require equipped and casual play space, which might prove difficult to incorporate into the scheme. Perhaps, 19 would be a more realistic number which could also lead to a diversity in the type of accommodation – flats; semi-detached; and detached units.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Water Network – Water Impact Assessment required</li><li>• Waste Water Treatment Works – Capacity dependent on numbers. Early engagement with Scottish Water via Pre-Development Enquiry</li><li>• Drainage Impact Assessment required</li><li>• Potential Asset Conflicts – 12" main runs immediately outside this proposed site. Early engagement with Scottish Water required.</li></ul>



H1004 Barone Road, Rothesay

0 15 30 60 Metres



**H1006: Port Bannatyne – Kyles Hydro**

LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Status
17	25%	Landowner/Developer	Short	Masterplan approved on site

**ACTIONS**

- Flood Risk Assessment required
- Water Network – Water Impact Assessment required
- Waste Water Treatment Works – Capacity dependent on numbers. Early engagement with Scottish Water via Pre-Development Enquiry
- Developers to check for European Protected Species (otter)
- Masterplan Approved 15/00693/MPLAN
- Early engagement with Environmental Health (Anthony Carson) required in relation to possible asbestos on the site
- Refer to policy 77 – woodland resources

**H1007: Sandbank – Ardnadam Farm**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
0.6ha	9	25%	Landowner/Developer Scottish Water	Short	BC	Cowal	Settlement Area	Sandbank	Sandbank; St Munns	Dunoon Grammar School

**EXISTING USE:**

Rough Grazing

**ACCESS:**

From A815. Possible pedestrian access from Ardnadan Road which is a core path (C211(c) Ardnadam Heritage Trail Loop). Note Ardnadan Road is not adopted.

**FLOOD RISK:**

Risk of surface water flooding on the boundary area to the west of the site indicated on SEPA maps. Small watercourse/drain flows through allocation and potential flood risk from this source should be taken cognisance of. The minor watercourse potentially goes into culvert at High Road adjacent to the site boundary.

**TOPOGRAPHY:**

Site slopes down from the public road to a burn/watercourse that traverses the site.

**TREES:**

Trees at north west boundary

**BUILT ENVIRONMENT DESIGNATIONS:**

Scheduled Monument SM6552 Adams Cave. It is however unlikely that this setting would be affected especially as the boundary of the allocation has been adjusted from LDP 2015.

**OPPORTUNITIES:**

The site provides opportunities for active travel connections via the C211(c) Ardnadam Heritage Trail Loop and the C225 Dunoon to Sandbank core paths.

#### FORM OF DEVELOPMENT:

Semi detached bungalows to opposite side of A885. 2 storey properties to Allan Terrace. A mix of similar scales would potentially be suitable.

#### PLANNING CONSENTS:

15/01709/PPP Renewal of planning permission in principle ref. 11/01158/PPP (Site for the erection of 7 dwellinghouses and 2 flats and formation of vehicular access), granted 14.06.2016

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

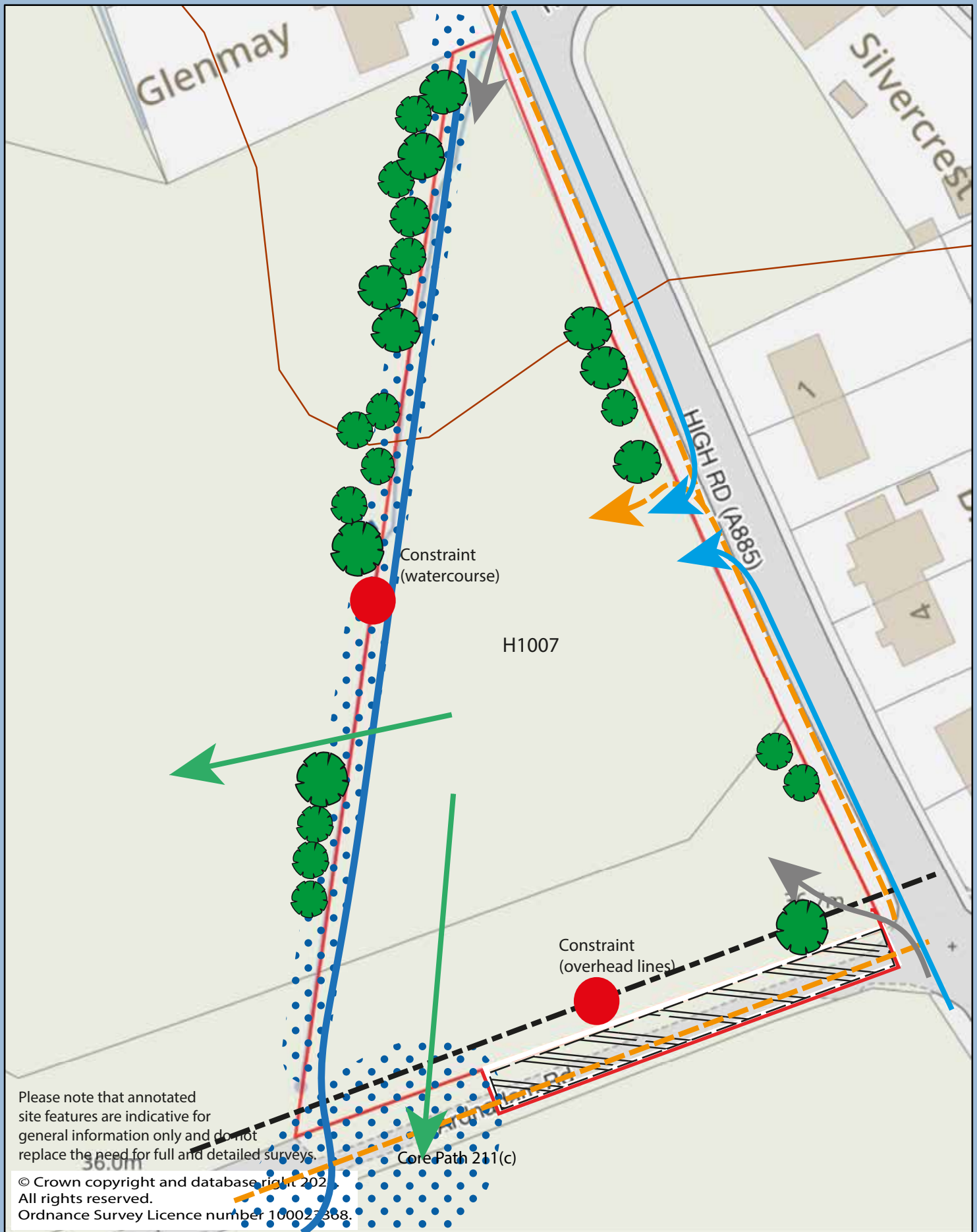
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Network – Water Impact Assessment required</li><li>• Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.</li><li>• Drainage Impact Assessment required – Surface Water management Plan</li><li>• Potential Asset Conflict - 450mm trunk main and a 250mm DI main runs across this site. Early engagement with Scottish Water is required</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



## H1007 Sandbank - Ardnadam Farm

0 10 20 40 Metres



## H1008: Dunoon - Bullwood

LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Status
10	25%	Landowner/Developer Scottish Water	Short	Various planning consents covering whole site, albeit some have now expired.

### ACTIONS

- Flood Risk Assessment required
- Water Network – Water Impact Assessment required
- Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.
- Drainage Impact Assessment required– Surface Water management Plan
- Potential Asset Conflict - – Water and Sewer infrastructure run through proposed site. Early engagement with Scottish Water required.
- Nature Conservation Constraint – check for European protected species (otters)



## H1010: Sandbank – Broxwood

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.29ha	17	25%	Landowner/Developer Scottish Water	Short	BC	Cowal	Settlement Area	Sandbank	Sandbank; St Munns	Dunoon Grammar School

### EXISTING USE:

Rough Grazing

### ACCESS:

From A815.

### FLOOD RISK:

Risk of surface water flooding on a small part of the site to the north east indicated on SEPA maps. Multiple minor watercourses flow through or along the site boundary which could represent a potential flood risk.

### TOPOGRAPHY:

Site slopes down gently from west to east.

### TREES:

The trees to the rear of the site are semi natural ancient woodland. The majority of this sits outwith the site boundary however should any of these trees sit within the site (south edge of site) then these should be retained. Additionally, root areas of the trees immediately outwith the boundary should be protected

### NATURAL ENVIRONMENT DESIGNATIONS:

LNCS and Local Nature Reserve (Holy Loch) across the A815.

### FORM OF DEVELOPMENT:

2 detached properties sit within the general site area. The density, massing and design must take cognisance of these properties.

#### PLANNING CONSENTS:

04/01929/DET Erection of 17 dwellinghouses and formation of vehicular access and associated drainage works, granted 25.11.2005. This permission is extant as a result of drainage and access works although there has been no recent activity on the site.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Network – Water Impact Assessment required</li><li>• Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates</li><li>• Drainage Impact Assessment required – Surface Water management Plan</li><li>• Potential Asset Conflict - Sewer infrastructure run through proposed site. Early engagement with Scottish Water required.</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>

Please note that annotated site features are indicative for general information only and do not replace the need for full and detailed surveys.



## H1010 Sandbank - Broxwood

0 15 30 60 Metres



**H1011: Toward – March Cottage**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.77ha	22	25%	Landowner/Developer	Short	BC	Cowal	Settlement Area	Toward	Toward; St Munns	Dunoon Grammar School

**EXISTING USE:**

Vacant Land

**ACCESS:**

From A815. There is currently no pedestrian footpath along the A815.

**FLOOD RISK:**

Risk of surface water flooding on north and central parts of the site indicated on SEPA flood maps.

**TOPOGRAPHY:**

Predominantly flat.

**TREES:**

Some small trees to south of site.

**BUILT ENVIRONMENT DESIGNATION:**

Scheduled Monument SM5431 Tollard House rock carvings (setting)

**CONSTRAINTS:**

HIE fragile area

**FORM OF DEVELOPMENT:**

Largely open landscape area however there is also a development site to the south. Development on both sites should be harmonious.

#### PLANNING CONSENTS:

06/00959/DET Erection of residential development comprising 16 dwellinghouses, formation of new vehicular accesses and associated drainage/culvert works and ground engineering works, granted 12.12.2006. This permission live by virtue of septic tank installation and ground engineering works. No recent development activity. Applications 23/00501/PPP, 23/00503/PPP and 23/00507/PP for development to the west side of the plot pending consideration as at April 2024.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

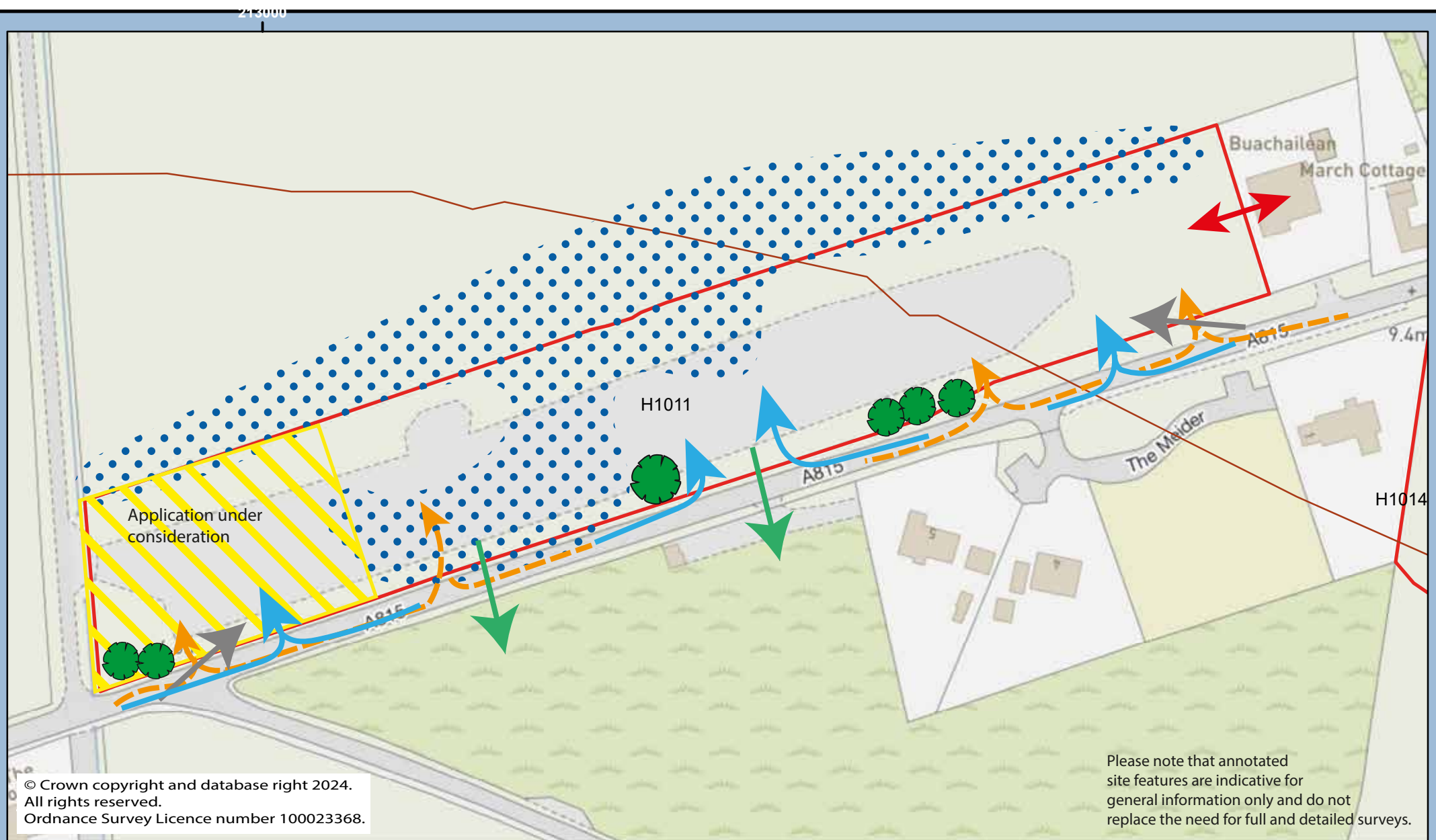
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Network – Water Impact Assessment required</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



## H1011 Toward - March Cottage

0 20 40 80 Metres



**H1012: Strachur - Creggans**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.16ha	12	25%	Landowner/Developer	Short / Medium	BC	Cowal	Settlement Area	Strachur (including Creggans/Midletter)	Strachur	Dunoon Grammar School

**EXISTING USE:**

Sloped wooded moorland with clearings

**ACCESS:**

Access point from the rear of the Creggans Inn. Access is too steep to accommodate an adopted road

**FLOOD RISK:**

No flood risk indicated on SEPA maps. Marshy in parts. Significant surface water run-off. Small watercourse/drain flows through allocation and potential flood risk from this source should be taken cognisance of.

**TOPOGRAPHY:**

This large site generally slopes down from east to west and comprises partially wooded hillside above the existing development cluster around the Creggans Inn.

**TREES:**

The allocation contains significant woodland outcrops which would have to be reduced/removed to allow development to occur.

**NATURAL ENVIRONMENT DESIGNATIONS:**

Local Landscape Area – East Loch Fyne (coast)

Local Nature Conservation Site (LNCS)

**CONSTRAINTS:**

HIE Fragile Area

#### FORM OF DEVELOPMENT:

Large 1 ½ storey detached villas sit adjacent to the road. This site sits further back so consideration could be given to varying scales of development, subject to compliance with LDP2 design and siting policies. Development of this allocation may appear prominent when viewed from the western shores of Loch Fyne.

#### PLANNING CONSENTS:

16/01832/PPP for the erection of 4 dwellinghouses, formation of vehicle access and installation of drainage infrastructure (lapsed)

17/00465/PP for the erection of one dwellinghouse, installation of sewage treatment plant and formation of new access (lapsed)

#### CAPACITY:

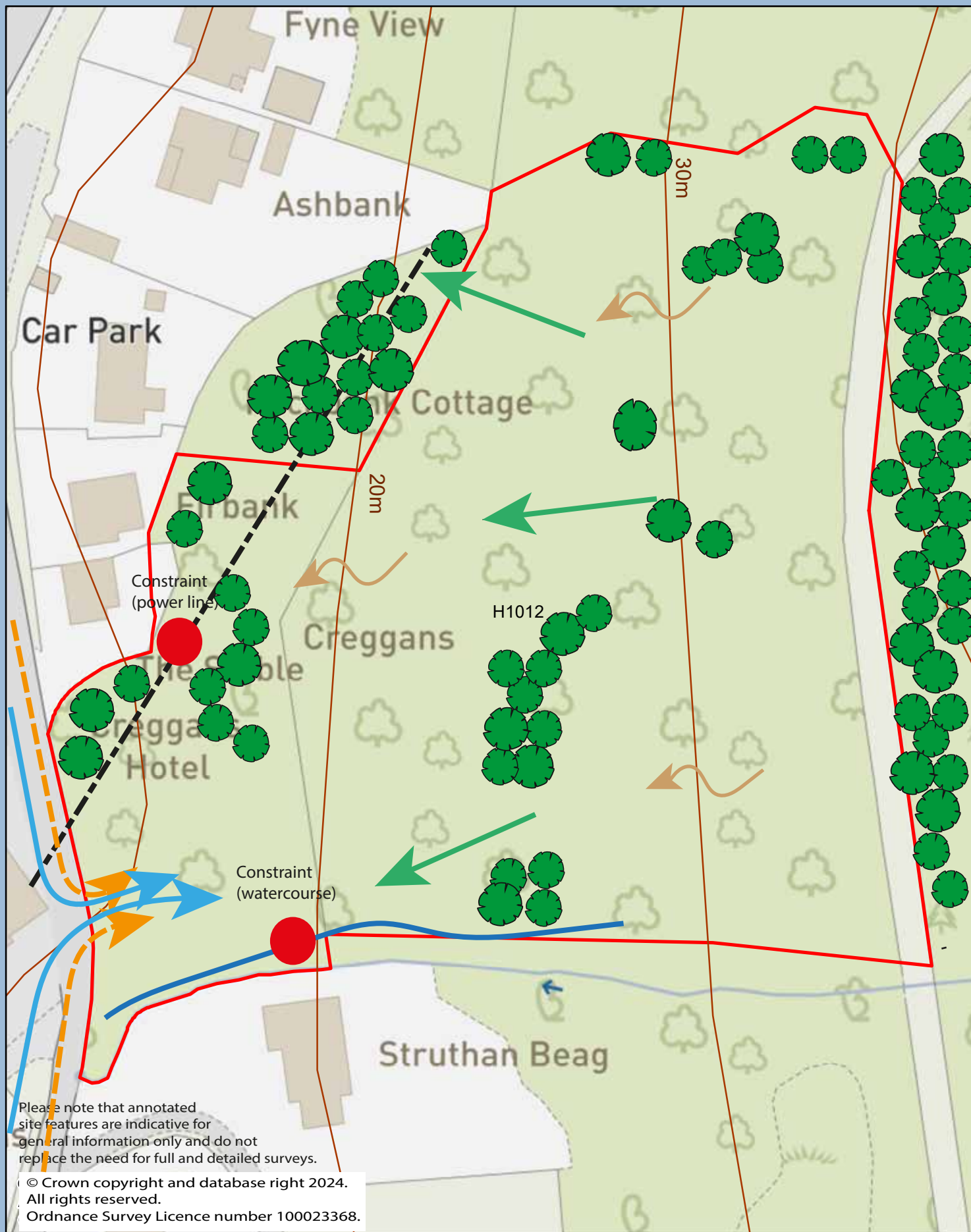
LDP2 states a capacity of 12 units. Planning application 16/01832/PPP was for the erection of 4 dwellinghouse and formation of vehicular access (granted 14th September 2016). As the site is unlikely to be suitable for an adopted road due to gradient 5 units would be the maximum which could be served from private access. The capacity should be reviewed during LDP3 assessments or any forthcoming planning applications.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Network – Water Impact Assessment required</li><li>• Potential Asset Conflict - Water infrastructure run through this proposed site. Early engagement with Scottish Water is required.</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li><li>• Access – significant constraints related to topography limiting noted capacity</li></ul>





H1012 Strachur  
Strachur - Creggans

0 10 20 40  
Metres



### H1013: Strachur – Mid Letters

LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Status
7	25%	Landowner/Developer Scottish Water	Short / Medium	Masterplan on site

#### ACTIONS

- Flood Risk Assessment required
- Water Network – Water Impact Assessment required
- Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.
- Waste Water Network – Considerable distance from public network. Any installation of network from site to the public sewer must be funded and carried out by the developer
- Drainage Impact Assessment required
- Potential Asset Conflict - Water infrastructure run through this proposed site. Early engagement with Scottish Water is required.
- Nature Conservation Constraint – check for European protected species (otters)

**H1014: Toward**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.81ha	25	25%	Landowner/Developer	Short	BC	Cowal	Settlement Area	Toward	Toward; St Muns	Dunoon Grammar School

**EXISTING USE:**

Grazing field

**ACCESS:**

Primary access from A815. Possible secondary access from Toward Loop Road. There is currently no pedestrian footpath along the A815.

**FLOOD RISK:**

Low and medium risk of surface water flooding on south east portion of site indicated on SEPA flood maps. Small watercourse flows through central portion of site.

**TOPOGRAPHY:**

Predominantly flat

**TREES:**

TPO 08/98 bounds the site to three sides.

**BUILT ENVIRONMENT DESIGNATIONS:**

Scheduled Monument SM5431 Toward House rock carvings (setting)

B-listed LB5070 Toward Lighthouse (setting)

**CONSTRAINTS:**

Overhead power line running across the site

HIE fragile area

**FORM OF DEVELOPMENT:**

Contemporary large detached 2 storey houses to the south east. Primarily detached single storey houses on A815. 25 units may appear high for this site.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

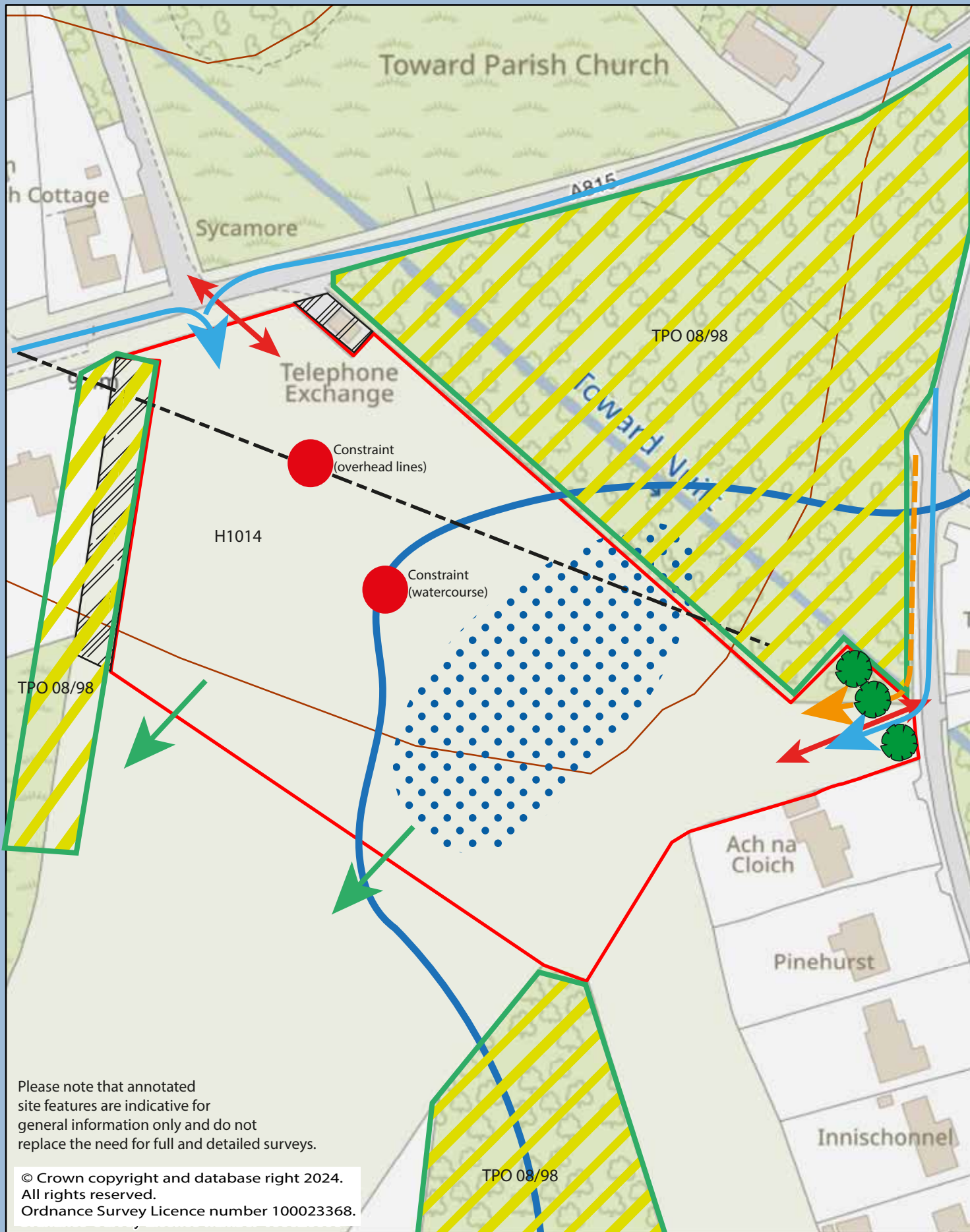
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Network – Water Impact Assessment required</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



## H1014 Toward

0 20 40 80 Metres



**H1015: Dunoon – Gordon Street**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
8.08ha	100	25%	Landowner/Developer Scottish Water	Short	BC	Cowal	Settlement Area	Dunoon	Dunoon St Muns	Dunoon Grammar School

**EXISTING USE:**

Moorland

**ACCESS:**

Area to rear of Alexander Street and Gordon Street steep and close to existing housing. Only one dwellinghouse built at western side of Gordon Street but bellmouth access formed at corner of Gordon Street and Mary Street. No other obvious access points into site.

**FLOOD RISK:**

Risk of surface water flooding on 2 parts of the site indicated on SEPA flood maps. Watercourses running through site. This site forms part of lower sloping boggy moorland that has significant run-off from harvested forestry slopes above.

**TOPOGRAPHY:**

Steeply sloping poorly drained moorland. Former quarry close to Gordon Street entrance. Rough footpath crosses the site linking John Street to Bishop's Glen via Scottish Water works track. Main forestry access road crosses northern part of site from John Street to Timber Haul Route

**TREES:**

Scattered across the site – deciduous / coniferous

**BUILT ENVIRONMENT DESIGNATIONS:**

C-listed LB26447 Kilbride Bridge (Setting)

B-listed LB26446 Auchamore Farmhouse and Steading (Setting)

**FORM OF DEVELOPMENT:**

Gordon Street is predominantly detached single storey houses. Nelson Street features large 2 storey houses.

#### CONSTRAINTS:

Core paths C227(a) and C227(b)

Forestry access track running across north of site

Access to mast needs to be maintained

#### PLANNING CONSENTS:

19/01456/PP (approved September 2021)

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Network – Water Impact Assessment required</li><li>• Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.</li><li>• Drainage Impact Assessment required - – Surface Water management Plan</li><li>• Potential Asset conflict – 450mm trunk main runs through this site. Early engagement with Scottish Water is required.</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>







**H1016: Dunoon – Pilot Street**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
0.65ha	17	25%	Landowner/Developer Scottish Water	Short	BC	Cowal	Settlement Area	Dunoon	Kirn Primary Dunoon	Dunoon Grammar School

**EXISTING USE:**

Vacant gap site (overgrown)

**ACCESS:**

Access should be taken from Alexander Street.

**FLOOD RISK:**

Medium and high risk of river flooding and medium and high risk of surface water flooding to the south of the site according to SEPA maps.

Potentially from Milton Burn to south-east although Milton Burn Flood Prevention Scheme Phase 1 with John Street diversion culvert has helped alleviate flood capacity. No indication that Phase 2 works will be either necessary or affordable. Finished floor levels to be established for housing on the lower part of this site.

**TOPOGRAPHY:**

Land slopes gently from Pilot Street to the Milton Burn at the eastern end of the site

**TREES:**

Along boundaries of site. Larger species already removed along Pilot Street frontage. Trees tend to be self-seeding types. Low amenity value.

**FORM OF DEVELOPMENT:**

Within developed area – mix of housing types and scales

**PLANNING CONSENTS:**

Planning permission ref. 06/01846/DET for the erection of 17 dwellinghouses and formation of vehicular access has now lapsed.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

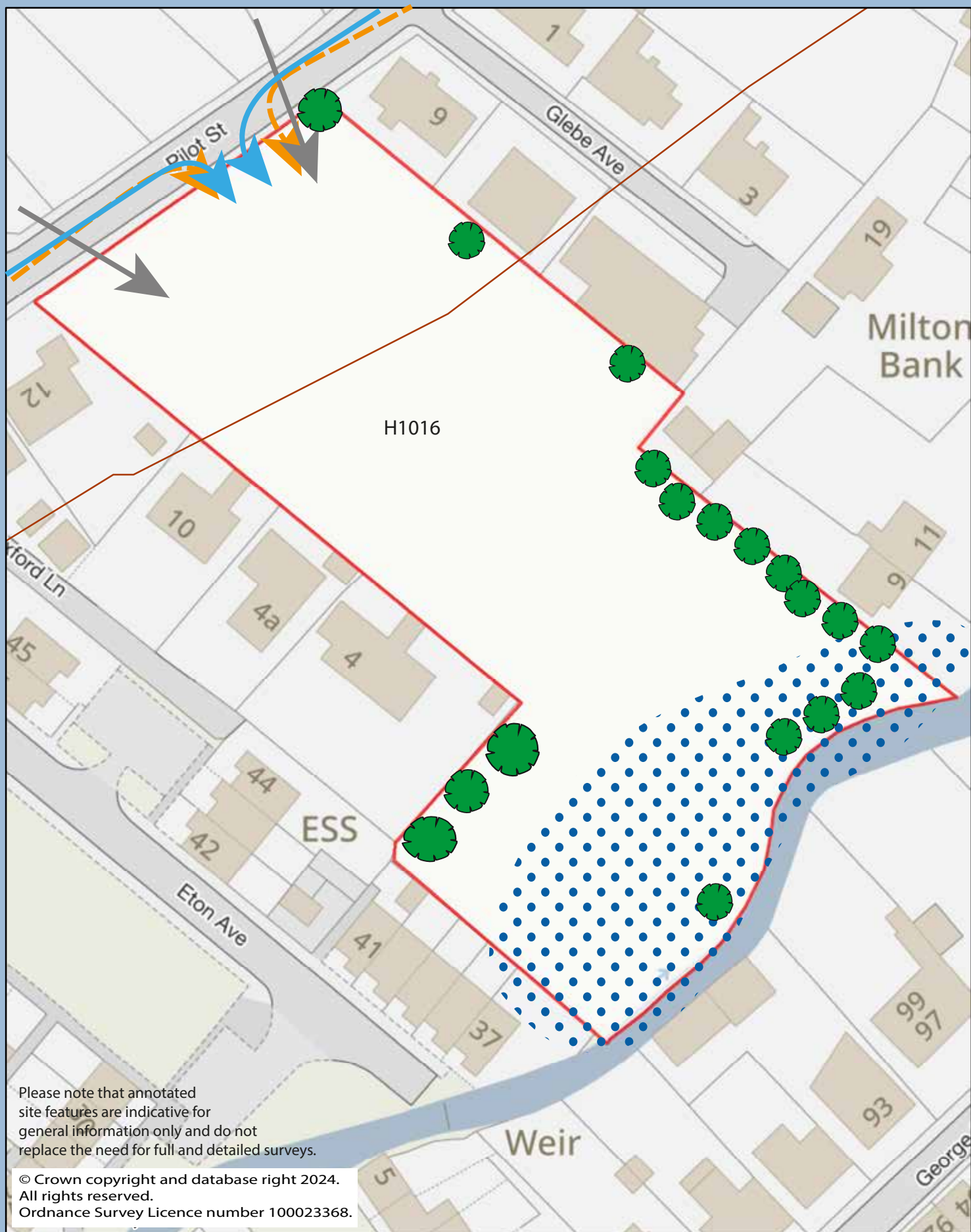
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Network – Water Impact Assessment required</li><li>• Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.</li><li>• Drainage Impact Assessment required – Surface Water Management Plan</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



## H1016 Dunoon - Pilot Street

0 10 20 40 Metres



**H1017: Tighnabruaich**

LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Status
20	25%	Landowner/Developer Scottish Water	Short / Medium	Development on site

**ACTIONS**

- Flood Risk Assessment required
- Water Network – Water Impact Assessment required
- Waste Water Treatment Works - Growth project is required. . Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.
- Drainage Impact Assessment required
- Potential Asset conflict – Water infrastructure runs through site. Early engagement with Scottish Water is required.
- Nature Conservation Constraint – check for European protected species (otters)

## H1018: Tighnabruaich – Middle Innes

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
12.39ha	35	25%	Landowner/Developer	Short / Medium	BC	Cowal	Settlement Area	Kames / Tighnabruaich	Tighnabruaich	Dunoon Grammar School

### EXISTING USE:

Vacant farmland

### ACCESS:

Existing vehicular access can be achieved off A8003 to south of site. Existing track runs through the site from existing access. National Cycle Route (75) runs to south of site.

### FLOOD RISK:

Small portion of site subject to risk of surface water flooding indicated on SEPA flood maps.

### TOPOGRAPHY:

Site slopes downwards from north to south.

### TREES:

Site is bound by ancient woodland to north (Kilfinan). Some existing trees on site.

### NATURAL ENVIRONMENT DESIGNATIONS:

Local Landscape Area: Bute & South Cowal

### OPPORTUNITIES:

Views onto Kyles of Bute

### CONSTRAINTS:

Existing watercourse to north of site

#### FORM OF DEVELOPMENT:

Sensitive development due to raised location above existing settlement. Low density street pattern to conform with style of settlement.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

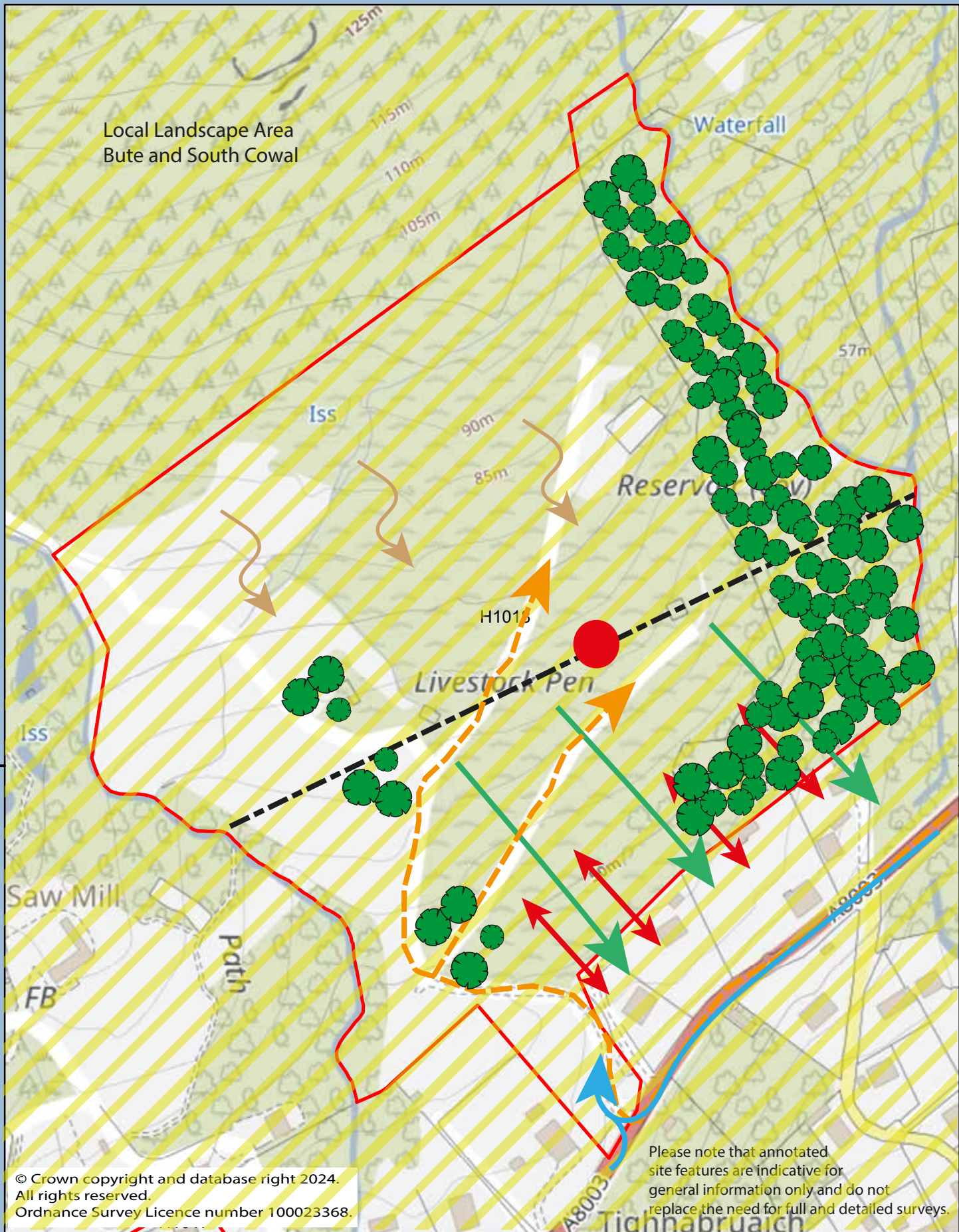
If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Network – Water Impact Assessment required</li><li>• Waste Water Treatment Works - Growth project is required. . Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.</li><li>• Drainage Impact Assessment required.</li><li>• Potential Asset conflict – Water infrastructure runs through site. Early engagement with Scottish Water is required.</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>





H1018 Tighnabruaich  
Middle Innens

0 40 80 160  
Metres



### H1019: Strachur South of East Manse Gardens

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.51ha	30	25%	Landowner/Developer Scottish Water	Short / Medium / Long	BC	Cowal	Settlement Area	Strachur (including Creggans / Midletter)	Strachur	Dunoon Grammar School

#### EXISTING USE:

Vacant land

#### ACCESS:

Partially existing vehicular access from road to south of site.

#### FLOOD RISK:

Risk of surface water flooding as indicated on SEPA maps

#### TOPOGRAPHY:

Site is predominantly flat. Small slope downwards from east to west. There is an earth which would need to be cleared as part of proposal.

#### TREES:

Existing trees and shrubbery in and round the perimeter of the site.

#### CONSTRAINTS:

Class 4 Radon Affected Area

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

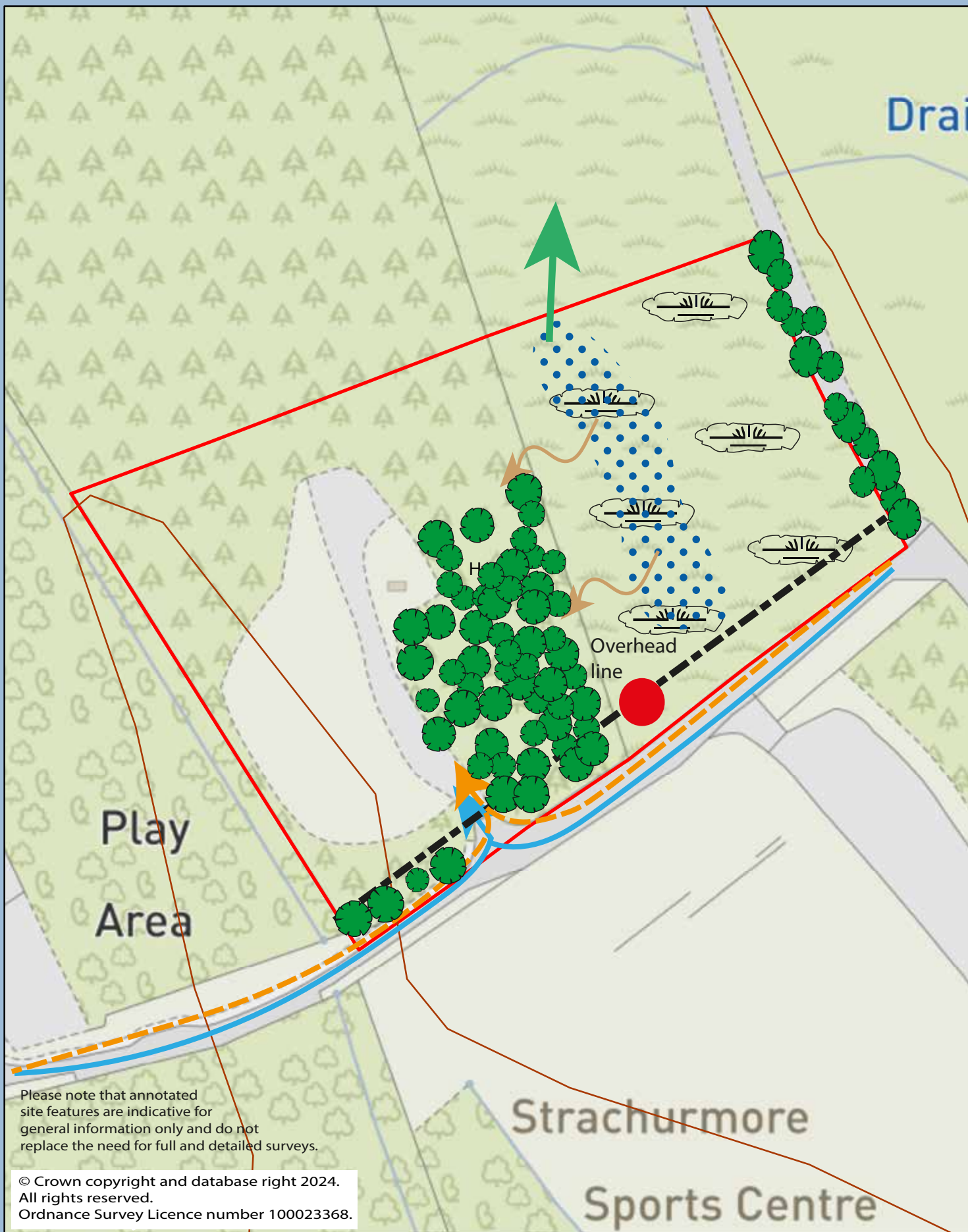
If a phased approach is proposed, these points should be addressed within the initial phase.



#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Network – Water Impact Assessment required</li><li>• Waste Water Treatment Works - Growth project is required. . Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.</li><li>• Drainage Impact Assessment required</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



## H2002: Cardross – Kirkton Farm 1

LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Status
158	25%	Landowner/Developer	Short / Medium	Application approved in 2018 – 2 s42 applications have extended the period of this application (with one re FFL consented in 2023).

### ACTIONS

- Flood Risk Assessment required
- Drainage Impact Assessment required
- Potential Asset conflict – 450mm trunk main runs across the top of site. Early engagement with Scottish Water is required.
- Access Constraint – upgrade to Darleith Road required
- Nature Conservation Constraint – check for European protected species (otters)
- Major roads constraint – existing public network through the existing residential area is unsuitable to accept further traffic. The link through onto the A814 has severe restrictions to access.

## H2004: Helensburgh East – Helensburgh Golf Club

LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Status
300	25%	Landowner/Developer Scottish Water	Short / Medium	Application submitted.

### ACTIONS

- Flood Risk Assessment required
- Water Network – Water Impact Assessment required
- Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.Drainage Impact Assessment required
- Potential Asset conflict – Trunk main runs through site. Early engagement with Scottish Water required.
- Nature Conservation Constraint – check for European protected species (otters)
- Potential roads constraint – the A818 is the main distributor road north of Helensburgh. On the east side there is potential to establish a connection utilizing the new access that serves the Roads depot. The west side has limited opportunity to connect onto the A818.

**H2005: Helensburgh East – Sawmill Field, Cardross Road**

LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Status
145	25%	Landowner/Developer Scottish Water	Short	On site.

**ACTIONS**

- Flood Risk Assessment required
- Project level Habitats Regulation Appraisal required
- Due to the proximity of this site to an SPA developers will need to provide sufficient environmental information to allow the Planning Authority (in consultation with NatureScot) to complete a Habitats Regulations Appraisal. For planning permission to be granted, development must ensure that there would be no adverse effect on the Inner Clyde Special Protection Area/Ramsar site, either alone or in combination with other plans or projects through factors such as construction and operational disturbance (including noise, vibration, timing of construction works relative to the bird wintering period, and timing of construction works relative to other projects that affect the SPA
- Water Network – Water Impact Assessment required
- Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.
- Waste Water Network – considerable distance from public network. Network to connect to be funded and carried out by developer. Note Reasonable Cost Contribution may not cover.
- Drainage Impact Assessment required
- Nature Conservation Constraint – check for European protected species (otters)

**H2006: Shandon – Blairvadach House**

LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Status
48	25%	Landowner/Developer Scottish Water	Short	Full planning consent

**ACTIONS**

- Flood Risk Assessment required
- Water Network – Flow and Pressure and Water Impact Assessment required
- Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.
- Waste Water Network – considerable distance from public network. Network to connect to be funded and carried out by developer. Note Reasonable Cost Contribution may not cover.
- Drainage Impact Assessment required
- Nature Conservation Constraint – check for European protected species (otters)

**H2009: Garelochhead - Smithfield**

LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Status
7	25%	Landowner/Developer	Short	Full planning consent

**ACTIONS**

- Water Network – Flow and Pressure and Water Impact Assessment required
- Drainage Impact Assessment required
- Potential Asset conflict – Sewer infrastructure runs through this site and early engagement with Scottish Water is required.

**H2010: Land off Argyll Road, Kilcreggan**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
5.36ha	26	25%	Landowner/Developer Scottish Water	Short / Medium / Long	H&L	Helensburgh and Lomond	Countryside Area	Kilcreggan / Cove	Kilcreggan; St Josephs	Hermitage Academy; Our Lady St Patrick's

**EXISTING USE:**

Vacant farmland. Used for “in-bye” grazing

**ACCESS:**

Right of Way (SD90 & SD89)

Barbour Road is single track road with passing places. Not capable of serving potential development. Access from Barbour Road would be too steep for vehicles. Existing small gate access on south of site to Argyll Road. Vehicle access likely to be achieved from here.

**FLOOD RISK:**

Small portion of site subject to risk of surface water flooding indicated on SEPA flood maps.

**TOPOGRAPHY:**

Slopes down from Barbour Road (north) to Argyll Road (south).

**TREES:**

Trees on southern boundary

**FORM OF DEVELOPMENT:**

Very low density to reflect surrounding settlement pattern with circa 25m frontage is likely to be appropriate. Consideration must be given to farmhouse directly south of allocated site.

Legal agreement may be necessary to prevent tandem development in the future.



#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

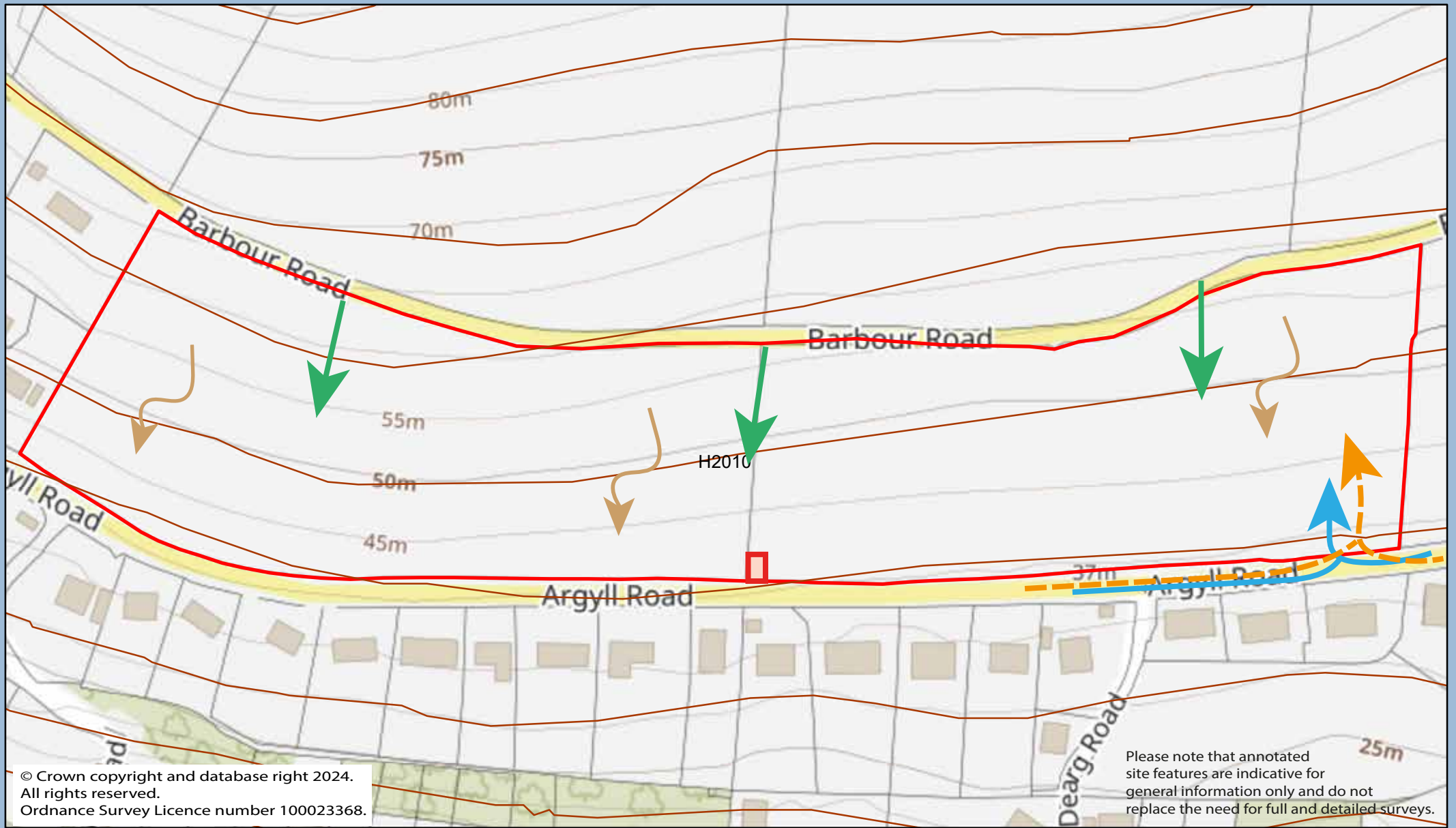
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Water Network – Flow and Pressure and Water Impact Assessment required</li><li>• Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.</li><li>• Waste Water Network – Drainage Impact</li><li>• Consider impacts on pipe Tigh Dearg Road - improved conveyancing</li><li>• Assess - Impact on trees/woodland - Mature Woodlands</li><li>• Potential for bat roosts in trees, bat survey may be required</li><li>• Wider issue of potential need for upslope Natural Flood Management areas should be considered</li></ul>



H2010 Land off Argyll Road, Kilcreggan



**H2011: Rosneath – Waterfront (1)**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.36ha	40	25%	Landowner/Developer Scottish Water	Short / Medium / Long	H&L	Helensburgh and Lomond	Settlement Area	Clynder / Rosneath	Rosneath; St Josephs	Hermitage Academy; Our Lady St Patrick's

**EXISTING USE:**

Vacant farmland.

**ACCESS:**

Core path (C311 & C285) in proximity to site. Vehicular access to site can be achieved from B833 to west of the site. Secondary access may be able to be obtained from Argyll Road/Camsail Road

**FLOOD RISK:**

No flood risk from SEPA map, however site is located in close proximity to the coast

**TOPOGRAPHY:**

Site is predominantly flat.

**TREES:**

Shrubbery and trees throughout the site

**CONSTRAINTS:**

Existing substation on site may be considered undevelopable. Overlooking views from dwellings on Argyll Road and Camsail Road will be required to be considered within an application.

**FORM OF DEVELOPMENT:**

Low density to match settlement pattern. Typical street pattern in surrounding area is a mixture of detached, semi-detached, and terraced, two storey dwellings.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Network – Flow and Pressure and Water Impact Assessment required</li><li>• Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.</li><li>• Drainage Impact Assessment required</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



## H2011 Rosneath - Waterfront (4)

0 12.5 25 50  
Metres



**H2012: Land on School Road (wee field), Kilcreggan**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.08ha	20	25%	Landowner/Developer Scottish Water	Short / Medium / Long	H&L	Helensburgh and Lomond	Settlement Area	Kilcreggan / Cove	Kilcreggan; St Josephs	Hermitage Academy; Our Lady St Patrick's

**EXISTING USE:**

Vacant farmland.

**ACCESS:**

Core Paths (C291, C319 (c) & (d))

Access can be achieved from School Road to west and north. Vehicular access likely to be achieved from School Road to the west. No access to be taken from Barbour Road.

**FLOOD RISK:**

Small drain and watercourse on southern boundary of site.

**TOPOGRAPHY:**

Site slopes downwards in a south westerly direction.

**TREES:**

Existing tree line on southern boundary of allocated site and existing farmhouse.

**FORM OF DEVELOPMENT:**

Low density to reflect surrounding settlement pattern. Consideration must be given to farmhouse to the south and existing two storey dwellings to the west.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

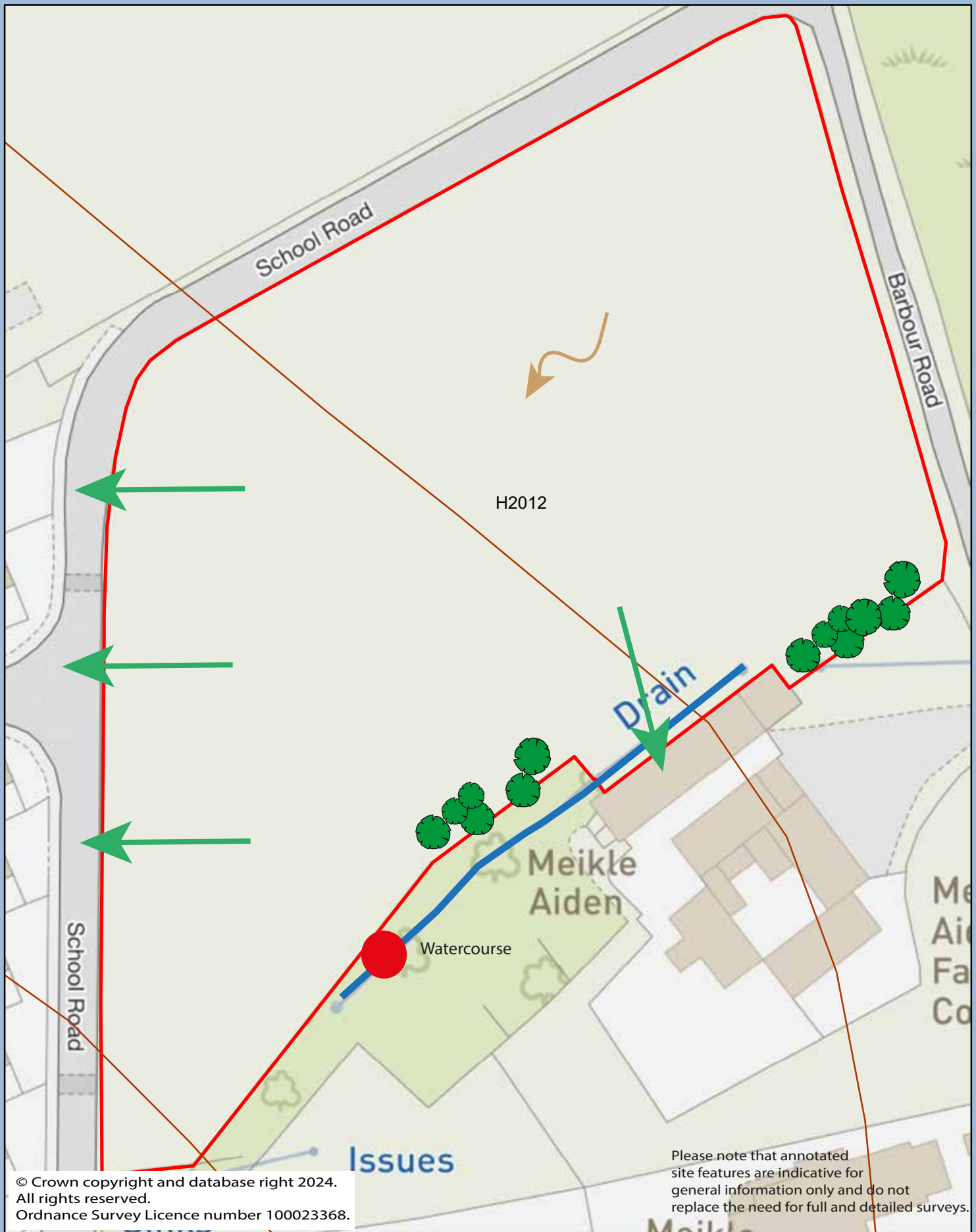
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Wider issue of potential need for upslope Natural Flood Management areas should be considered</li><li>• Water Network – Flow and Pressure and Water Impact Assessment required</li><li>• Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.</li><li>• Drainage Impact Assessment required</li><li>• Assess impact on trees/woodland – Mature woodland</li><li>• Potential for bat roosts in trees, bat survey may be required</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



## H2012 Land on School Road, Kilcreggan

0 10 20 40  
Metres





**H2013: Shandon - Blairvadach**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
4.07ha	64	25%	Landowner/Developer Scottish Water	Short	H&L	Helensburgh and Lomond	Settlement Area	Shandon	Rhu; St Josephs	Hermitage Academy; Our Lady St Patrick's

**EXISTING USE:**

Primarily vacant land featuring walled garden and paddock areas associated with Blairvadach House.

**ACCESS:**

Existing vehicular from south-west of site from A814 using existing turn off for Blairvadach House. Core path C279(e) running between the southwest site boundary and A814. The existing topography and water course could affect the road layout in order to achieve acceptable gradients.

**FLOOD RISK:**

Small watercourse/drain runs through the site. Minor watercourse adjacent to site boundary.

**TOPOGRAPHY:**

Areas of steep land. Land slopes downwards from east to west with very few level areas.

**TREES:**

Protected Trees on site - TP 0/18 – Blairvadach House, Shandon & TP 57  
21/00231/TPO – Sycamore felled on site.

**NATURAL ENVIRONMENT DESIGNATIONS:**

TPO 01/18 & TP 57 – Blairvadach House, Shandon

**BUILT ENVIRONMENT DESIGNATIONS:**

In proximity to B-listed building – Blairvadach House, Shandon (LB18789) with terrace, laundry block and outbuilding. Walled garden located within site.

#### CONSTRAINTS:

TPO protected trees, SPR Path, Railway Line (part of site within 10m buffer). Burn running through the site with limited access from road to the site. Existing bridges may be required to be retained and incorporated into new development scheme. Existing vehicle access from A814 may not be sufficient for level of development on site. New access may be required.

#### FORM OF DEVELOPMENT:

Recent development approved on adjacent site. Density in the area primarily two storey, detached dwellings of a modern design. Existing views of Blairvadich House from A814 may be required to be unobstructed and retained as part of any proposals

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

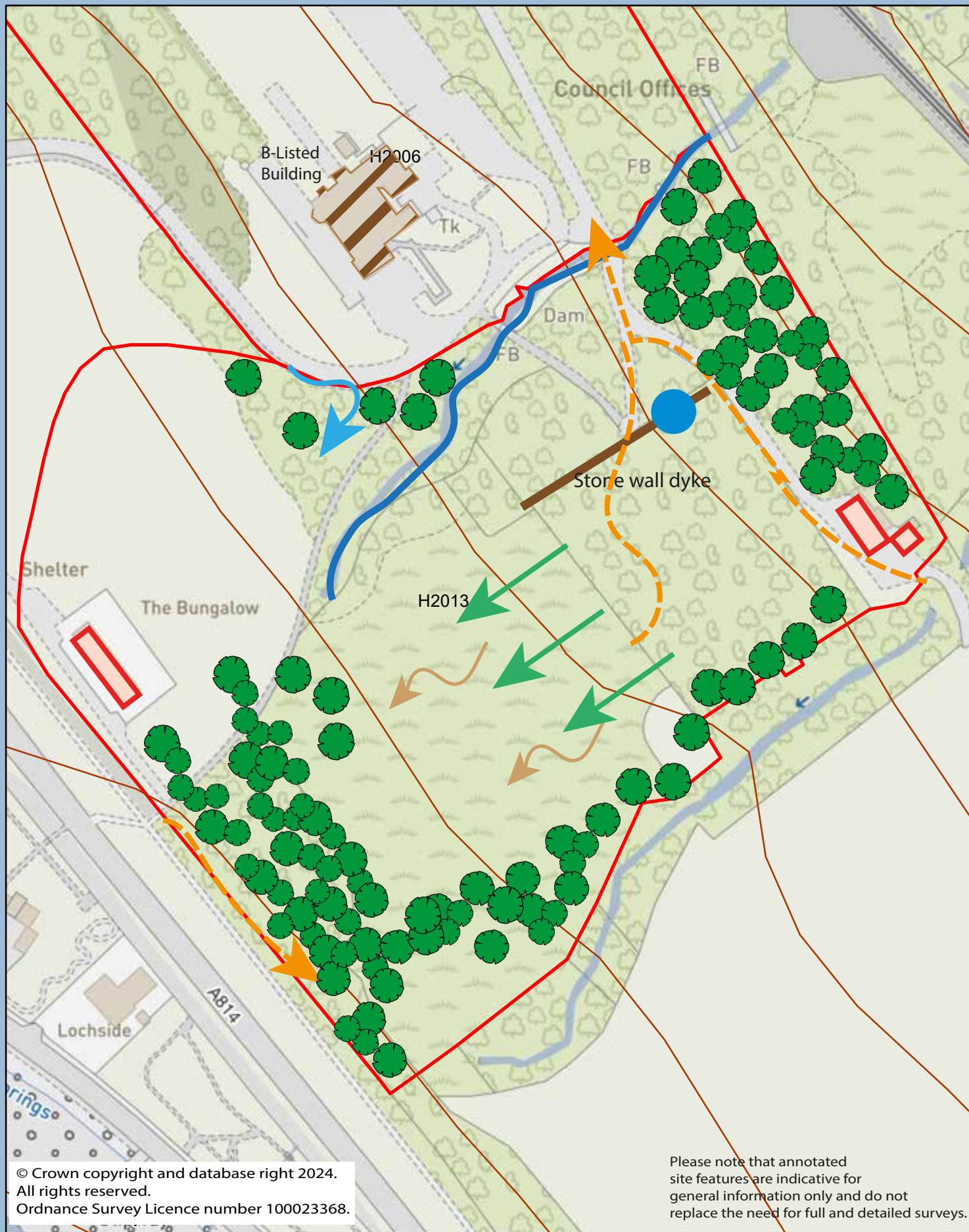
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Network – Flow and Pressure and Water Impact Assessment required</li><li>• Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.</li><li>• Waste Water Network – considerable distance from public network. Network to connect to be funded and carried out by developer. Note Reasonable Cost Contribution may not cover.</li><li>• Drainage Impact Assessment required</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



## H2013 Shandon - Blairvadach

0 20 40 80 Metres



### H3002: Lochgilphead – Fernoch Farm

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
2.93ha	60	25%	Landowner/Developer	Short	MAKI	Mid Argyll	Settlement Area	Lochgilphead	Lochgilphead	Lochgilphead

#### EXISTING USE:

Agricultural Land

#### ACCESS:

Access from Monydrain Road (unclassified road). Possible access constraints as road is single track with houses on both sides for a proportional distance which would create issues with widening the existing access. No current pedestrian access along Monydrain Road. Potential access route from Fernoch Crescent is impeded by Fernoch farm access road. Route from Riverside Drive could be explored through H3005.

#### FLOOD RISK:

No flood risk indicated on SEPA maps.

#### TOPOGRAPHY:

Gentle slope towards the western boundary

#### TREES:

Trees line the site boundary.

#### CONSTRAINTS:

SSE pylons and power cables intersect the site

Access issues as above

#### FORM OF DEVELOPMENT:

Majority of neighbouring properties are single storey or one and a half detached and semi-detached properties.

Should form part of a masterplan approach with H3005 and H3030.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

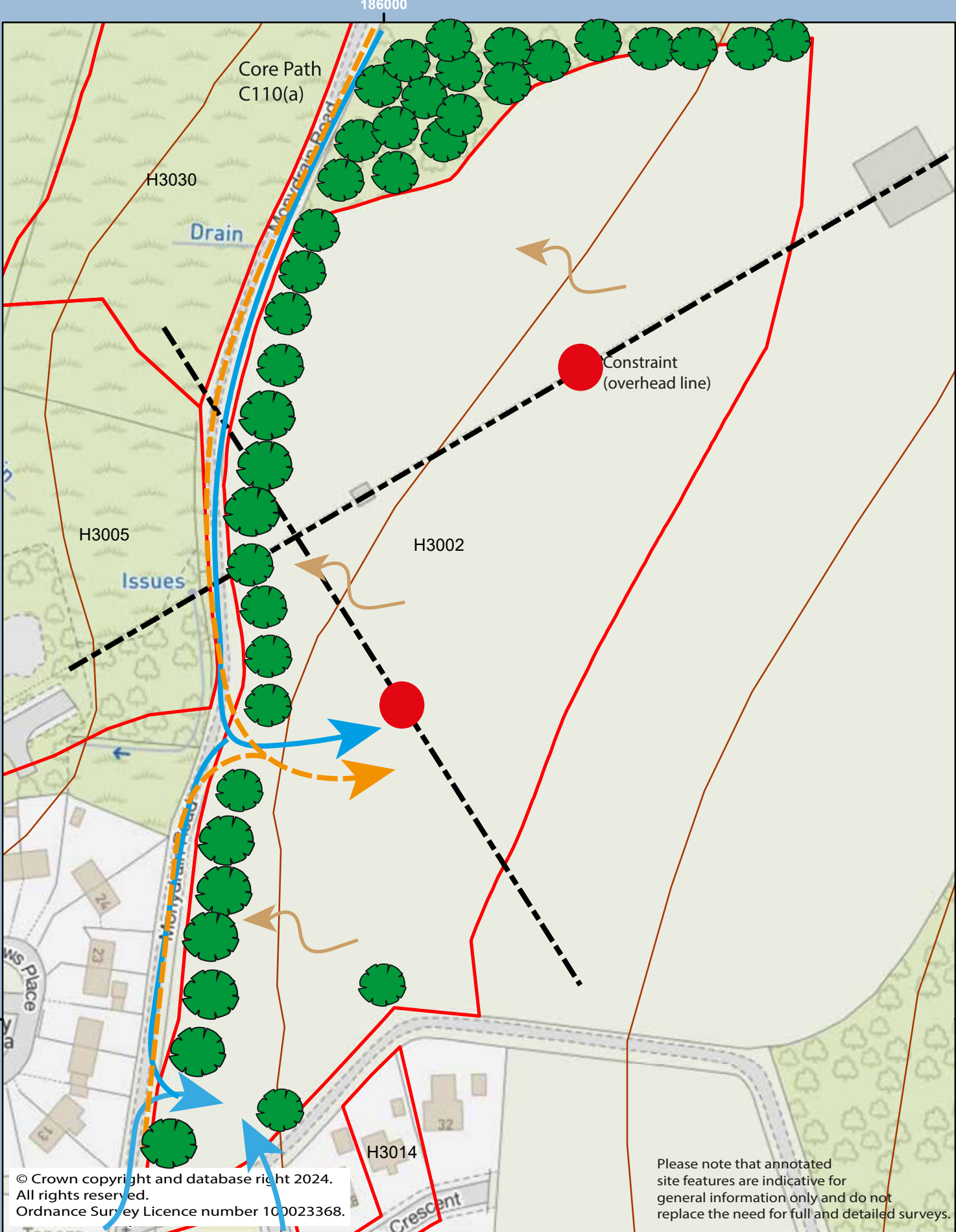
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

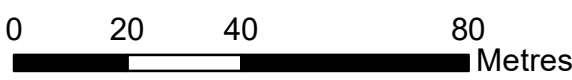
ACTIONS
<ul style="list-style-type: none"><li>• Water Network –Water Impact Assessment required</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



© Crown copyright and database right 2024.  
 All rights reserved.  
 Ordnance Survey Licence number 100023368.

Please note that annotated site features are indicative for general information only and do not replace the need for full and detailed surveys.

# H3002 Lochgilphead - Fernoch Farm



### H3003: Inveraray - South

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.4ha	9	25%	Landowner/Developer	Short	MAKI	Mid Argyll	Settlement Area	Inveraray	Inveraray Primary	Lochgilphead

#### EXISTING USE:

Agricultural – mainly improved pasture

#### ACCESS:

Access from A83 Trunk Road, just outwith the 30pmh zone. Pedestrian access would be required from the trunk road. Pedestrian access from The Avenue.

#### FLOOD RISK:

Low and medium risk of coastal flooding to south west portion of site indicated on SEPA flood maps.

#### TOPOGRAPHY:

Predominantly flat – gently sloping towards trunk toad

#### TREES:

Around edges of the site

#### NATURAL ENVIRONMENT DESIGNATION:

Local Landscape Area – West Loch Fyne (Coast)

#### BUILT ENVIRONMENT DESIGNATION:

Garden and Designed Landscape – Inveraray Castle

#### FORM OF DEVELOPMENT:

On edge of settlement adjacent to large detached villas.



PLANNING CONSENTS:

11/02334/PPP for 9 dwellinghouses with approval of conditions 14/02779/AMSC (lapsed)

CAPACITY:

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Water Network –Water Impact Assessment required</li><li>• Potential Asset conflict – Sewer infrastructure crosses this site and early engagement with Scottish Water is required.</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



Core Path  
C203(f)

Whitecraigs

H3003

A83

A83

© Crown Copyright and database right 2024.  
All rights reserved.  
Ordnance Survey Licence number 100023368.

Please note that annotated  
site features are indicative for  
general information only and do not  
replace the need for full and detailed surveys.

Marine  
Conservation  
Area

## H3003 Inveraray South

0 12.5 25 50  
Metres



### H3005: Lochgilphead – Moneydrain Road

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.21ha	14	25%	Landowner/Developer	Short / Medium	MAKI	Mid Argyll	Settlement Area	Lochgilphead	Lochgilphead Primary	Lochgilphead High School

#### EXISTING USE:

Vacant Land

#### ACCESS:

Access from Riverside Drive formed in southern end of the site. No existing pedestrian access. Pedestrian access would be available through Riverside Drive if a connecting footpath was formed. Potential to create pedestrian access to Core Path 110(a).

Access to H3030 is required through this site. Potential to also link through to allocation H3002 to provide vehicular access for development on that site.

#### FLOOD RISK:

Medium and low risk of river flooding to the west of the site indicated on SEPA maps. Low risk of surface water flooding indicated to south of the site on SEPA maps. A watercourse is also adjacent to the site. Multiple minor watercourses (some potentially culverted) flow through or along the site boundary which could represent a potential flood risk. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.

#### TOPOGRAPHY:

Relatively flat site

#### TREES:

Trees line the eastern site boundary.

#### OPPORTUNITIES:

Links to core path C110(a)

#### CONSTRAINTS:

SSE pylons and power cables intersect the site limiting development potential of the southern section of the site

#### FORM OF DEVELOPMENT:

Adjacent to recent development sites (2 storeys, mix of semis and detached). Similar type of development appropriate.  
Should form part of masterplan approach with H3030 and H3002.

#### PLANNING CONSENTS:

07/01714/DET granted 8 flats and 10 houses. 09/01127/DET amended 4 of the flats to a block of 6 and these are complete. No other dwellings complete.  
Note that a small part of the site forms part of 22/01062/PP for 6 dwellinghouses.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Network –Water Impact Assessment required</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li><li>• 6 affordable flats completed on site prior to LDP2.</li><li>• LDP2 requirement of 25% affordable relates to the 14 units.</li><li>• Open Space/play space requirements relate to a minimum of 20 units as requirements for the developed 6 were to be delivered in later phases.</li></ul>



### H3006: Lochgilphead – High School

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
4.13ha	80	25%	Landowner/Developer	Short / Medium	MAKI	Mid Argyll	Settlement Area	Lochgilphead	Lochgilphead Primary	Lochgilphead High School

#### EXISTING USE:

Vacant Land

#### ACCESS:

Potential access to site from McIntyre Terrace/McDonald Terrace on southern boundary of the site and Burns Brae on eastern boundary of the site. Two Core paths run through the site (C14 (a) McDonald Terrace to Blairbuie Road and C535 McIntyre Terrace to Aros). Both core paths will need to be incorporated into any development and could be integrated into the design of pedestrian access on site.

Gradients may be an issue – need to consider additional vehicular movements on Manse Brae. Footways on Manse Brae should be widened if substantial number of units proposed.

#### FLOOD RISK:

High, medium and low risk of surface water flooding at south of site indicated on SEPA maps. Multiple minor watercourses (some potentially culverted) flow through or along the site boundary which could represent a potential flood risk. A Flood Risk Assessment is required. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.

#### TOPOGRAPHY:

Gentle slope towards the eastern boundary

#### TREES:

Trees line eastern boundary. Possibly retain some of these as screening on the western boundary.

#### CONSTRAINTS:

Core paths C147(e) and C535 cross the site which must be integrated into any proposed scheme

#### FORM OF DEVELOPMENT:

To the north of the site is the Lochgilphead hospital, the first phase of the High School site development sits to the east, and an older development at Macdonald Terrace sits to the south. There are no heritage assets in the vicinity whose setting should be affected by the development. There is therefore some flexibility in terms of design and layout.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

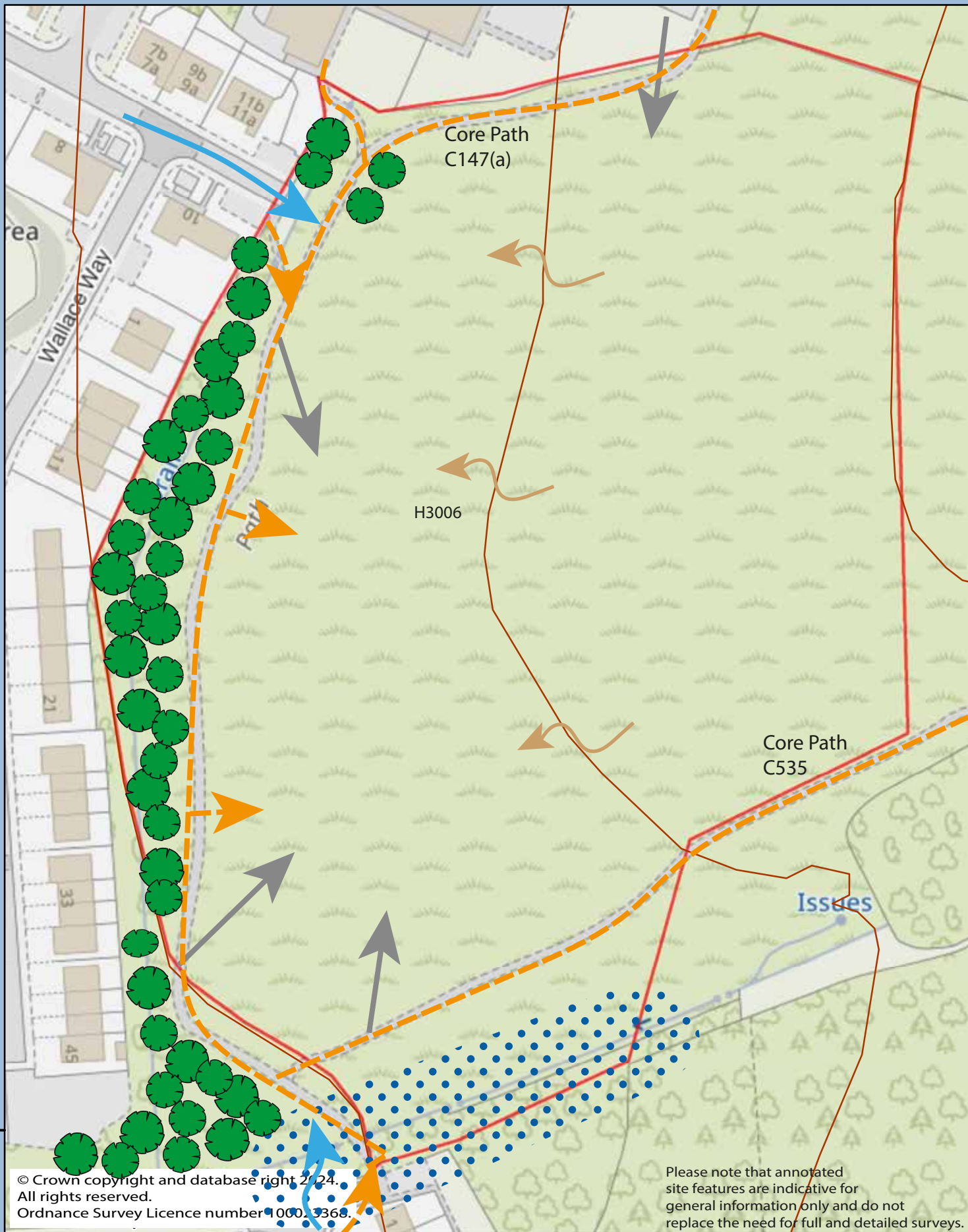
If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Network –Water Impact Assessment required</li><li>• Potential Asset conflict – Trunk main runs through the site and early engagement with Scottish Water is required.</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>





## H3006 Lochgilphead - High School

0 20 40 80 Metres



**H3007: Campbeltown - Bellfield**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
7.4ha	60	25%	Landowner/Developer Scottish Water	Short / Medium	MAKI	Kintyre	Settlement Area	Campbeltown	Dalintober	Campbeltown Grammar School

**EXISTING USE:**

Rough grazing

**ACCESS:**

From High Askomil (B842)

**FLOOD RISK:**

No flood risk indicated on SEPA maps. However a small watercourse/drain flows through allocation and potential flood risk from this source should be taken cognisance of

**TOPOGRAPHY:**

This is a large site comprising open hillside above the existing development on the northern side of Campbeltown Loch that generally slopes down from the north to south.

**TREES:**

Some trees at west boundary and on the boundary to High Askomil Road.

**BUILT ENVIRONMENT DESIGNATIONS:**

Scheduled Monument SM3644 Bellfield Fort and Dun (setting)

A-listed LB22940 High Askomil (setting)

B-listed LB43111 Low Askomil (setting)

Conservation area and listed buildings on Kilkerran Road from where the site is clearly visible and key views will be significantly altered (setting)



#### CONSTRAINTS:

There are two WOSAS archaeological consultation areas within the allocation. One relates to the SM and the other a much smaller area at the eastern end of the allocation. The allocation is also covered by an airfield and NATS (Machrihanish) Safeguarding Zone.

#### FORM OF DEVELOPMENT:

The area comprises detached properties of individual architectural styles. As the site is clearly visible from Kilkerran Road (conservation area and listed buildings) an analysis of how the proposed scales, heights and groupings would read from here should be submitted in any application for detailed planning permission, which should include clear visual information.

Phased development of the site must not preclude access – either vehicular or pedestrian – for future development

#### PLANNING CONSENTS

The allocation was the subject of an outline application for housing development and associated masterplan (06/02492/OUT) that was approved in September 2007. The application has now lapsed

21/02221/MPLAN is currently awaiting a decision for the southmost portion of the site. This site is under separate ownership from the larger area to the north.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Growth Project required at Water Treatment Works. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.</li><li>• Water Network –Water Impact Assessment required</li><li>• Potential Asset conflict – Water infrastructure runs through this site and early engagement with Scottish Water required.</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>

Sks

Iss

70m

H3007

Phase 2  
(21/02221/PLAN  
current in July 23)

60m

50m

A-Listed

B-Listed

Please note that annotated  
site features are indicative for  
general information only and do not  
replace the need for full and detailed surveys.

© Crown copyright and database right 2024.  
All rights reserved.  
Ordnance Survey Licence number 100023368.

View from Kilkerran Raod

View from Kilkerran Raod

High Askomil (B842)

Lochview Ave

Pit (dis)

173000

H3007 Campbeltown - Bellfield

0 50 100 200  
Metres



621000

### H3008: Campbeltown - Roading

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.59ha	11 (7 units already built or consented)	25%	Landowner/Developer Scottish Water	Short	MAKI	Kintyre	Settlement Area	Campbeltown	Dalintober	Campbeltown Grammar School

#### EXISTING USE:

Vacant Land

#### ACCESS:

Access into the site through the Roadings. Access road into site partially formed.

#### FLOOD RISK:

None indicated on SEPA maps.

#### TOPOGRAPHY:

Relatively flat with a slight slope to the west of the site.

#### TREES:

None on site.

#### FORM OF DEVELOPMENT:

Single storey development within the area and consented on Plots 3 to 7 – a similar type of development is likely to be appropriate.

#### PLANNING CONSENTS:

21/02379/PP, 21/02584/PP, 22/00179/PP, 22/00181/PP and 22/00321/PP granted for individual dwellinghouses to west side of site.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

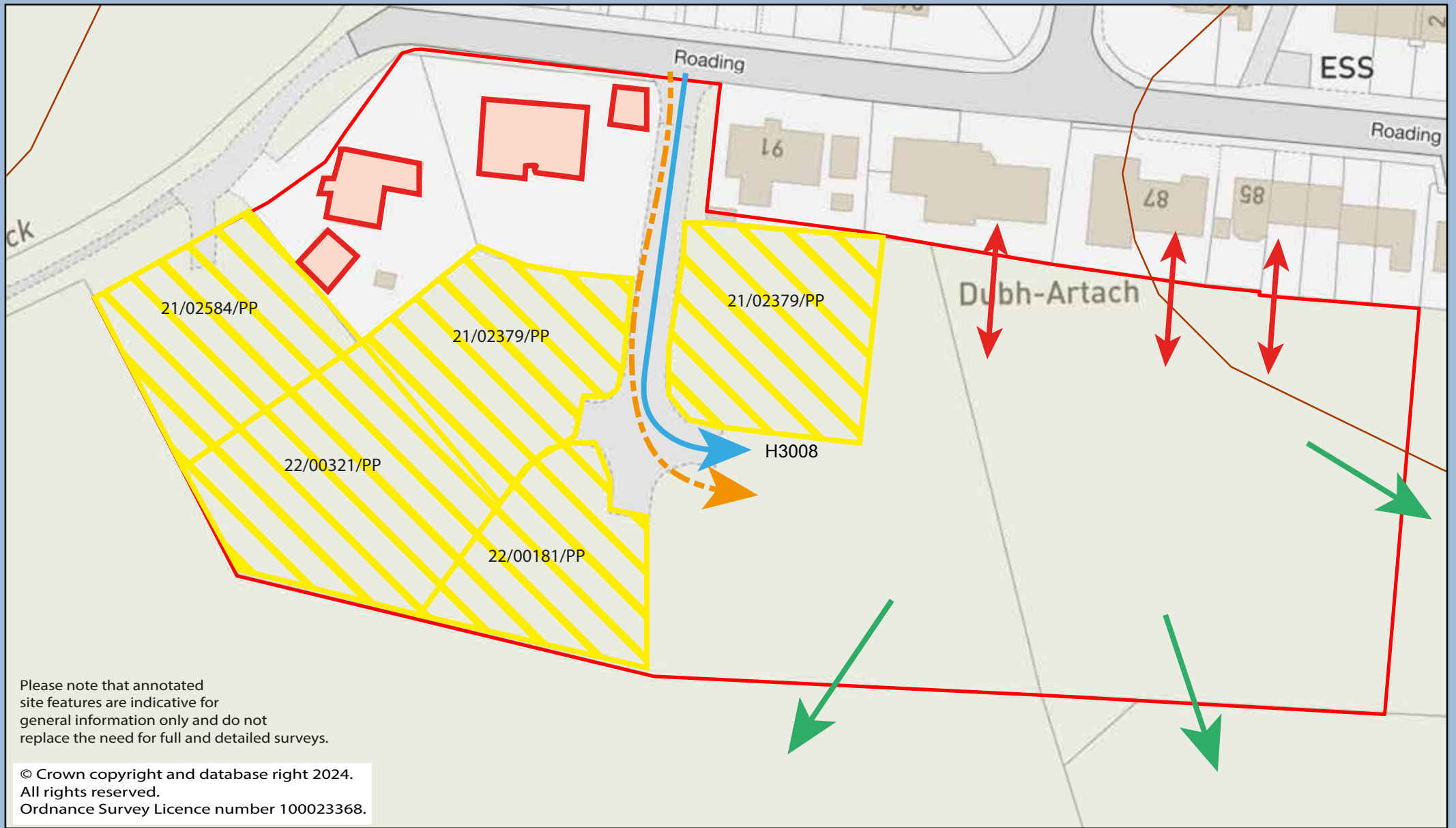
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Growth Project required at Water Treatment Works. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.</li><li>• Water Network –Water Impact Assessment required</li><li>• 9" main runs through the site and early engagement with Scottish Water is required.</li></ul>



## H3008 Campbeltown - Roding

0 12.5 25 50 Metres



**H3009: Campbeltown - Kilkerran**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
3.43ha	50	25%	Landowner/Developer Scottish Water	Short / Medium	MAKI	Kintyre	Settlement Area	Campbeltown	Castlehill	Campbeltown Grammar School

**EXISTING USE:**

Vacant Land

**ACCESS:**

Extremely limited access to the site as there is a cul-de-sac to the north west of the site so no possibility of an extension to the existing access and the only other potential access is the private access which is situated to the south east of the site. However this access would need to be upgraded and then cross land outside the site. Pedestrian access would need to be incorporated into the design of the development to possibly link with houses on Ardnacraig Avenue.

**FLOOD RISK:**

None indicated on SEPA maps.

**TOPOGRAPHY:**

Gently sloping

**TREES:**

Trees to north boundary of site providing separation from B-listed houses. These trees provide screening from the road, limiting the visual impact development here would have on the setting of these listed buildings. The woodland would have to be protected through the use of a buffer zone to ensure development did not affect root systems and measures would have to be taken during site construction to ensure the continuing integrity of the woodland. European Protected Species may be present in the woodland.

**CONSTRAINTS:**

Powerlines run across the south eastern boundary of the site.

#### BUILT ENVIRONMENT DESIGNATIONS:

Just outwith the boundary of the conservation area (setting)

Scheduled Monument SM248 Kilkerran Cemetery, Cristin's Cross and MacEachern's Cross (setting)

B-listed LB22962 Kilkerran Churchyard and Cemetery (setting)

C-listed LB43085 Knockbay (setting)

B-listed LB43086 former lifeboat house (setting)

B-listed LB43089 Rockwood (setting)

B-listed LB22960 East Cliff (setting)

B-listed LB22959 South Park (setting)

#### FORM OF DEVELOPMENT:

Traditional large-scale houses to the north (listed) and smaller contemporary housing development. The scale of properties on this site should not have a detrimental impact on the setting of the scheduled monument and listed buildings

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

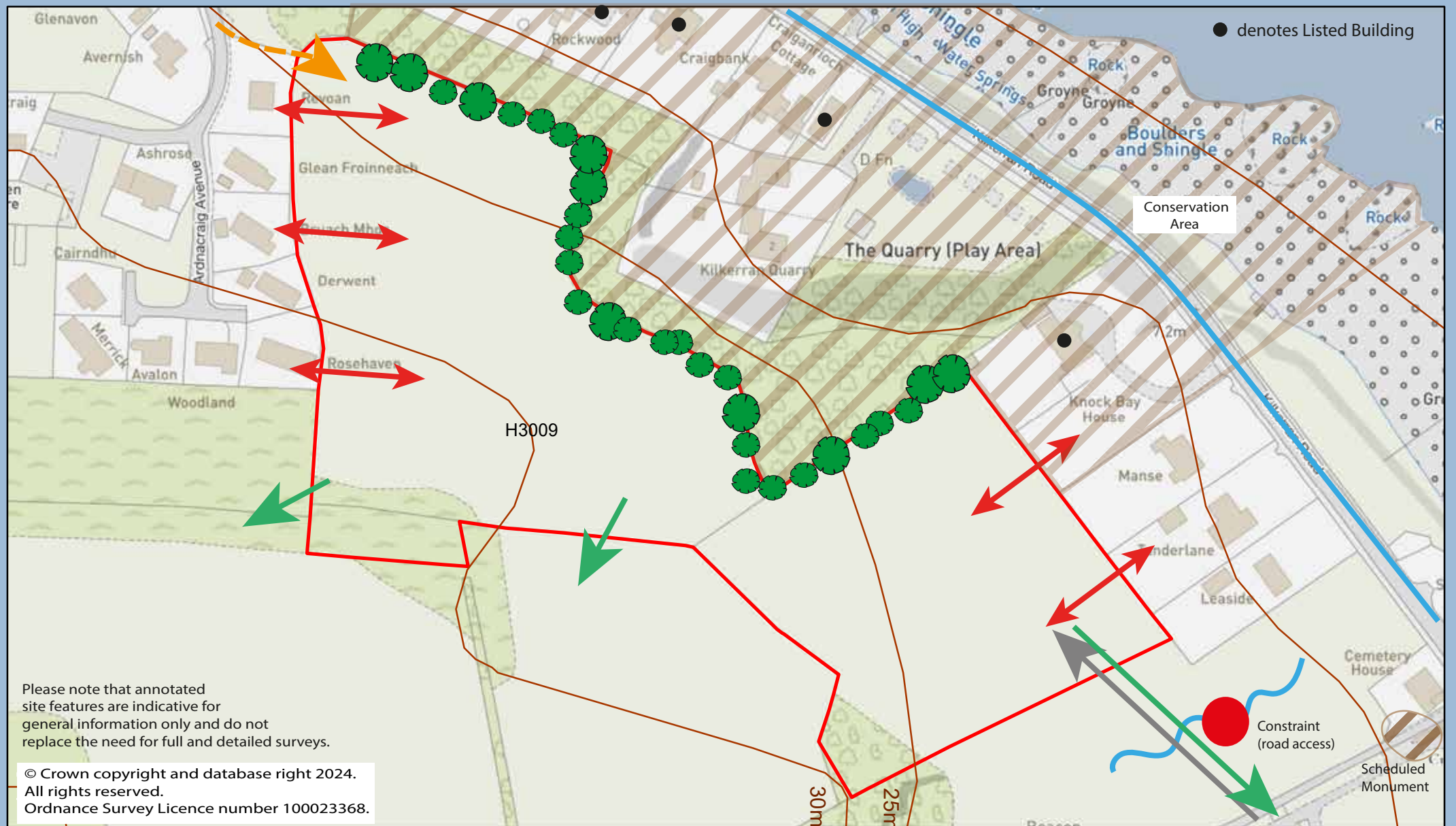
If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Growth Project required at Water Treatment Works. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.</li><li>• Water Network –Water Impact Assessment required</li><li>• Drainage Impact Assessment required.</li><li>• Assess impact on trees/woodland – Mature Woodlands</li><li>• Potential for bat roosts in trees, bat survey may be required</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>





## H3009 Campbeltown - Kilkerran



### H3010: Carradale

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.26ha	22	25%	Landowner/Developer Scottish Water	Short / Medium	MAKI	Kintyre	Settlement Area	Carradale	Carradale	Campbeltown Grammar School

#### EXISTING USE:

Pastoral grazing and caravan site

#### ACCESS:

Potential for access on southern boundary (Culcreuch Road). Access to site from western private road is single track and restricted in terms of improvements by existing properties. Pedestrian access could be linked with pedestrian access on Culcreuch Road

#### TOPOGRAPHY:

Gently slope down towards coast

#### TREES:

No trees on the site but a large number of shrubs / bushes which limit visibility into the site from the east.

#### NATURAL ENVIRONMENT DESIGNATIONS:

The site is adjacent to a Local Landscape Areas (East Kintyre (coast)) which must be given due consideration

#### CONSTRAINTS:

Right of way (claimed)

The site lies within an area identified by SEPA as a waste water drainage hotspot where there is considered to be an over reliance on private drainage systems (septic tanks). Scottish Water have not indicated a problem in getting a foul drainage connection. However, it may be the case that due to site levels, in order to get such a connection a pumped system may be required and this could increase basic infrastructure costs.

#### FORM OF DEVELOPMENT:

Single storey and one and a half storey detached and semi-detached properties surround the site. Similar form of development would be suitable.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

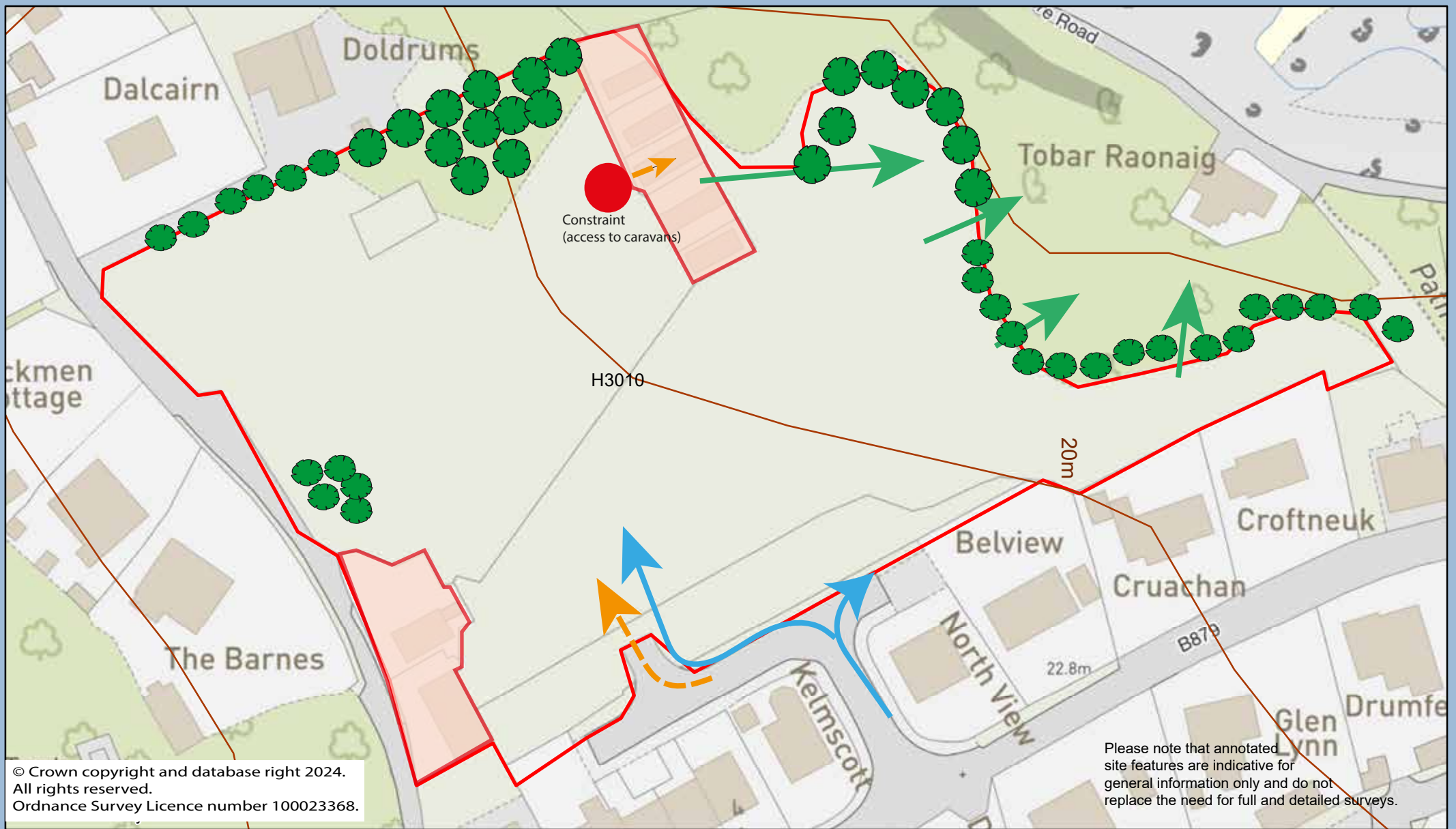
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Growth Project required at Water Treatment Works. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.</li><li>• Water Network –Water Impact Assessment required</li><li>• Waste Water Treatment Works - Growth project is required. . Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.</li><li>• Drainage Impact Assessment</li><li>• Potential Asset Conflict - Sewer infrastructure runs through this site and early engagement with Scottish Water is required.</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



H3010 Carradale

0 12.5 25 50 Metres



**H3011: Peninver**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.21ha	20	25%	Landowner/Developer Scottish Water	Short / Medium	MAKI	Kintyre	Settlement Area	Peninver	Dalintober	Campbeltown Grammar School

**EXISTING USE:**

Agricultural Land

**ACCESS:**

Possible access to site from private road along northern boundary off B842 public road which could be widened to upgrade the access (subject to land ownership).

Alternatively possible access to the site from the unclassified road which terminates on the southern site boundary. Pedestrian access could be formed to link with access at residential properties to the south of the site.

**FLOOD RISK:**

No flood risk indicated on SEPA maps. A minor watercourse wiflows along the site boundary and another appears to go into culvert within the site boundary, which could represent a potential flood risk.

**TOPOGRAPHY:**

Predominantly flat with slight incline to eastern boundary

**TREES:**

Line of deciduous trees to north boundary

**NATURAL ENVIRONMENT DESIGNATION:**

The site is within a Local Landscape Area – East Kintyre (Coast)- which must be given due consideration

**CONSTRAINT:**

Overhead power line running across the site

#### FORM OF DEVELOPMENT:

Single storey and one and a half storey detached and semi-detached properties surround the site. Similar form of development may be suitable.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Growth Project required at Water Treatment Works. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.</li><li>• Water Network –Water Impact Assessment required</li><li>• Drainage Impact Assessment required</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



### H3012: Campbeltown - Dalintober

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.03ha	4	25%	Landowner/Developer Scottish Water	Short / Medium	MAKI	Kintyre	Settlement Area	Campbeltown	Dalintober	Campbeltown Grammar School

#### EXISTING USE:

Vacant land / residential housing

#### ACCESS:

Access road (Knockruan Way) and pedestrian access already formed for houses to the north which could serve any additional housing built to the south of the road.

#### FLOOD RISK:

No flood risk indicated on SEPA maps.

#### TOPOGRAPHY:

Very steep slope to north of site. This is behind the existing houses and considered unsuitable for further development. Developable area to the south of Knockruan Way is fairly flat.

#### TREES:

None in the developable area

#### FORM OF DEVELOPMENT:

Mix of 2 storey semi-detached and detached houses already built on site. Single storey properties to the west of the site and detached traditional villas to the south of the site.

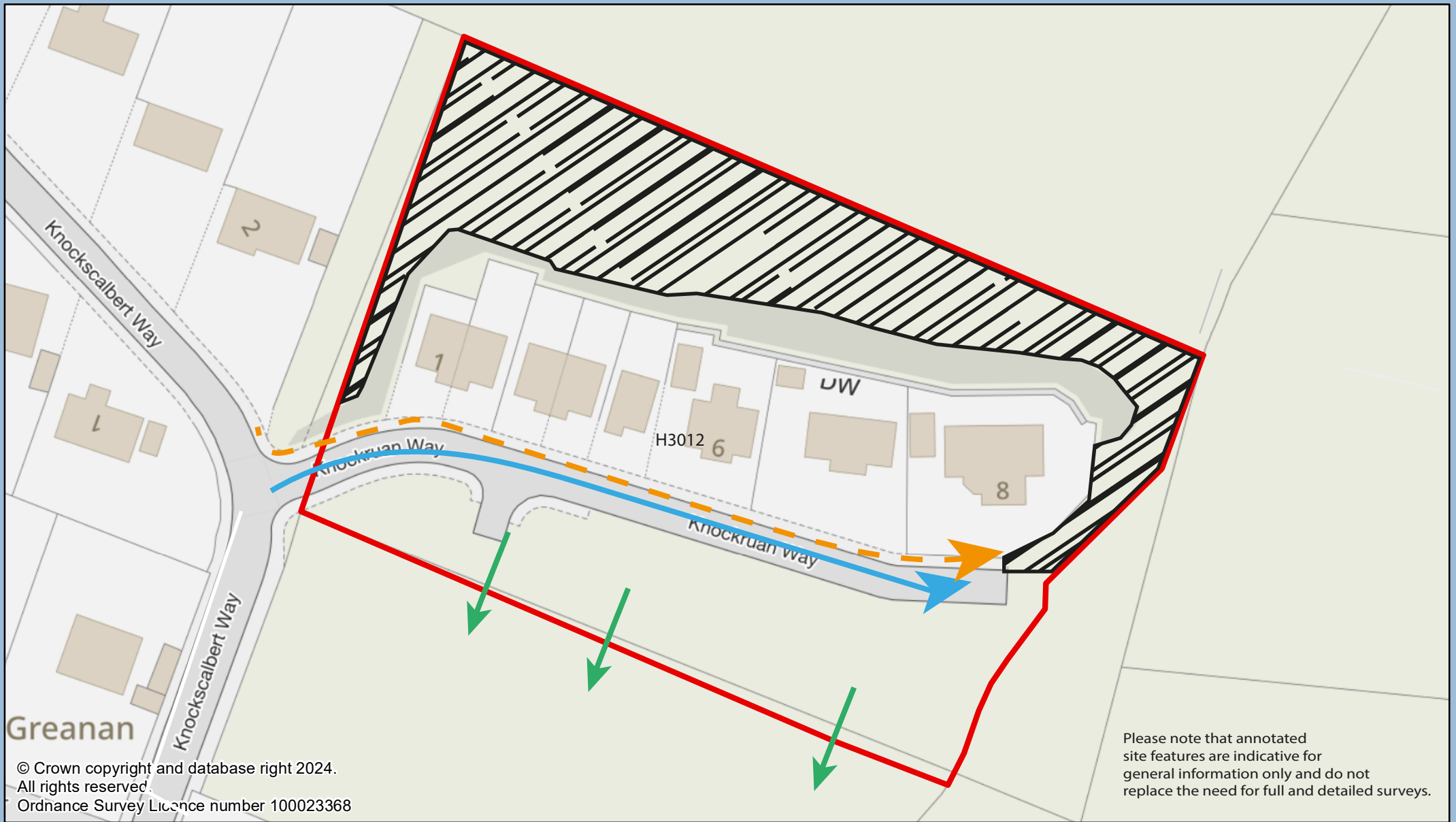
#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

#### ACTIONS

- Growth Project required at Water Treatment Works. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.
- Water Network –Water Impact Assessment required
- Drainage Impact Assessment required
- Potential Asset conflict – Water infrastructure runs through the site and early engagement with Scottish Water is required.
- Nature Conservation Constraint – check for European protected species (otters)





H3012 Campbeltown - Dalintober

0 15 30 60  
Metres



### H3013: Ardrishaig – Kilduskland South

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
2.15ha	35	25%	Landowner/Developer	Medium / Long	MAKI	Mid Argyll	Settlement Area	Lochgilphead / Ardrishaig	Ardrishaig	Lochgilphead High School

#### EXISTING USE:

Pastoral Grazing

#### ACCESS:

Track (not adopted) from Kilduskland Road would require to be upgraded – gradients could be an issue.

Off site highway improvements to Kilduskland Road would be required.

Access to H3019 must be considered in conjunction with this site.

#### FLOOD RISK:

High, Medium and Low risk of surface water flooding indicated on SEPA maps to north and south boundaries of the site

#### TOPOGRAPHY:

Slopes down to east.

#### TREES:

Trees scattered around edge of site.

#### OPPORTUNITIES:

Core Path C129 runs adjacent to the site.

Pedestrian access routes should be created through the site to access the Core Path.

#### CONSTRAINTS:

Due to elevated position consideration must be given to potential views of development from Lochgilphead as well as the east side of Loch Gilp.

#### FORM OF DEVELOPMENT:

Must be considered with H3019 for overall Masterplan approach.

A mix of housing types on Kilduskland Road includes single storey and 2 storey of various periods and architectural styles. Due to the slope of the site, it is likely that the single storey and one and a half storey may be preferable

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

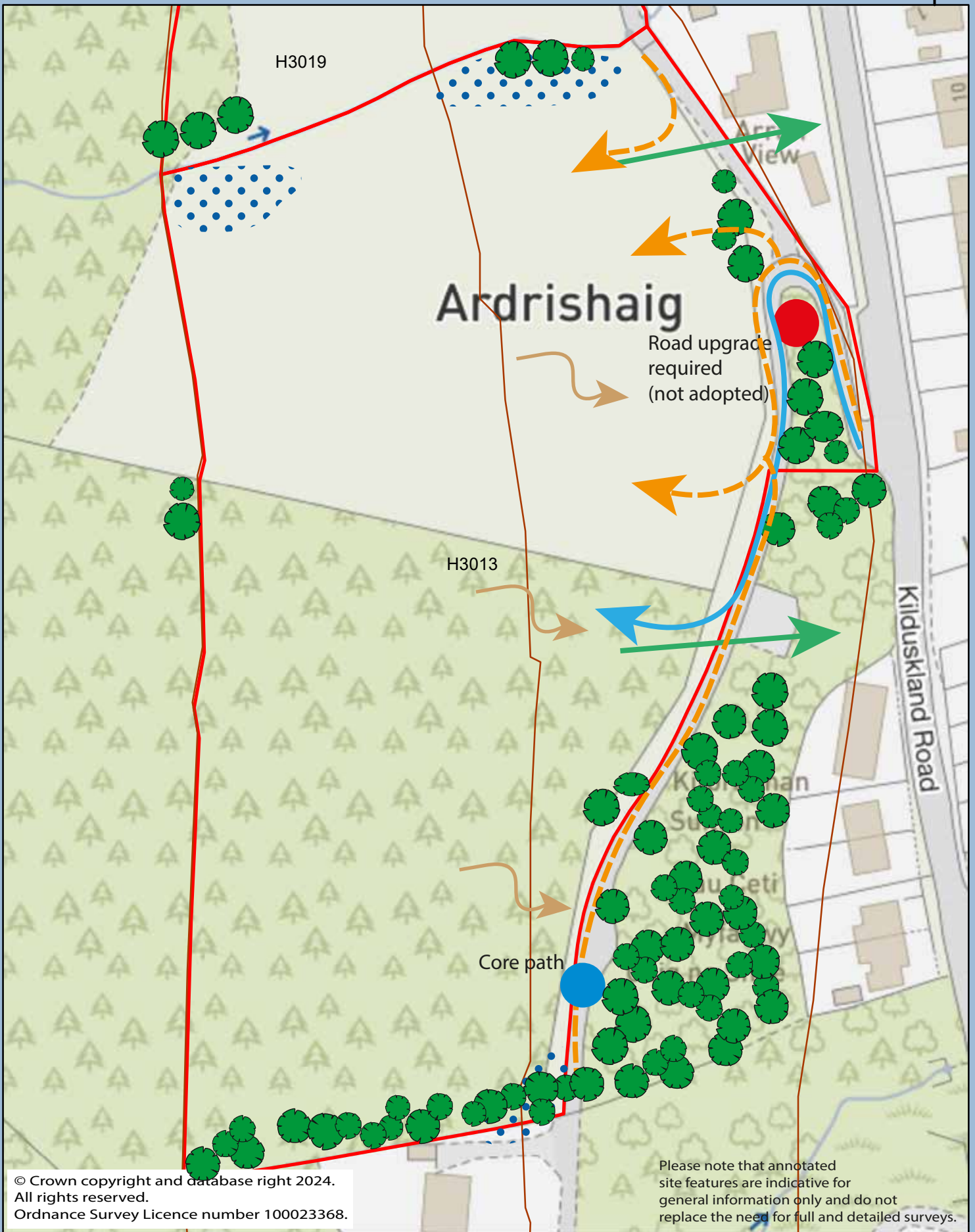
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Network –Water Impact Assessment required</li><li>• Assess impact on trees/woodland - Mature Woodland</li><li>• Potential for bat roosts in trees, bat survey may be required</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



### H3013 Ardrishaig - Kirdusland South



### H3014: Lochgilphead – Fernoch Crescent

LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Status
5	25%	Landowner/Developer	Short	On site.

#### ACTIONS

- Flood Risk Assessment required
- Water Network –Water Impact Assessment required
- Potential Asset conflict – water infrastructure runs through the site and early engagement with Scottish Water is required.
- Nature Conservation Constraint – check for European protected species (otters)

**H3015: Tayvallich**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
0.71ha	11	25%	Landowner/Developer	Short	MAKI	Mid Argyll	Settlement Area	Tayvallich	Tayvallich	Lochgilphead High School

**EXISTING USE:**

Part building site

**ACCESS:**

Access to the site (Torr-Mor Road) already created

**FLOOD RISK:**

No flood risk indicated on SEPA flood maps

**TOPOGRAPHY:**

Slopes down towards the west

**TREES:**

None on site

**NATURAL ENVIRONMENT DESIGNATIONS:**

National Scenic Area – Knapdale (some form of LVIA likely to be required)

**FORM OF DEVELOPMENT:**

A large one-off house has been consented to the rear of the site (22/00452/PP). The indicative layout submitted with this application demonstrates that a further 8 small units could be accommodated on the site and this form and layout should broadly be followed however greenspace will be required to be included as per LDP2 Policy 68 as the overall development exceeds 10 units.

**PLANNING CONSENTS:**

22/00452/PP granted for one dwellinghouse at Plot 9. The Development Policy consultation response was that this proposal was not justified in terms of the LDP.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

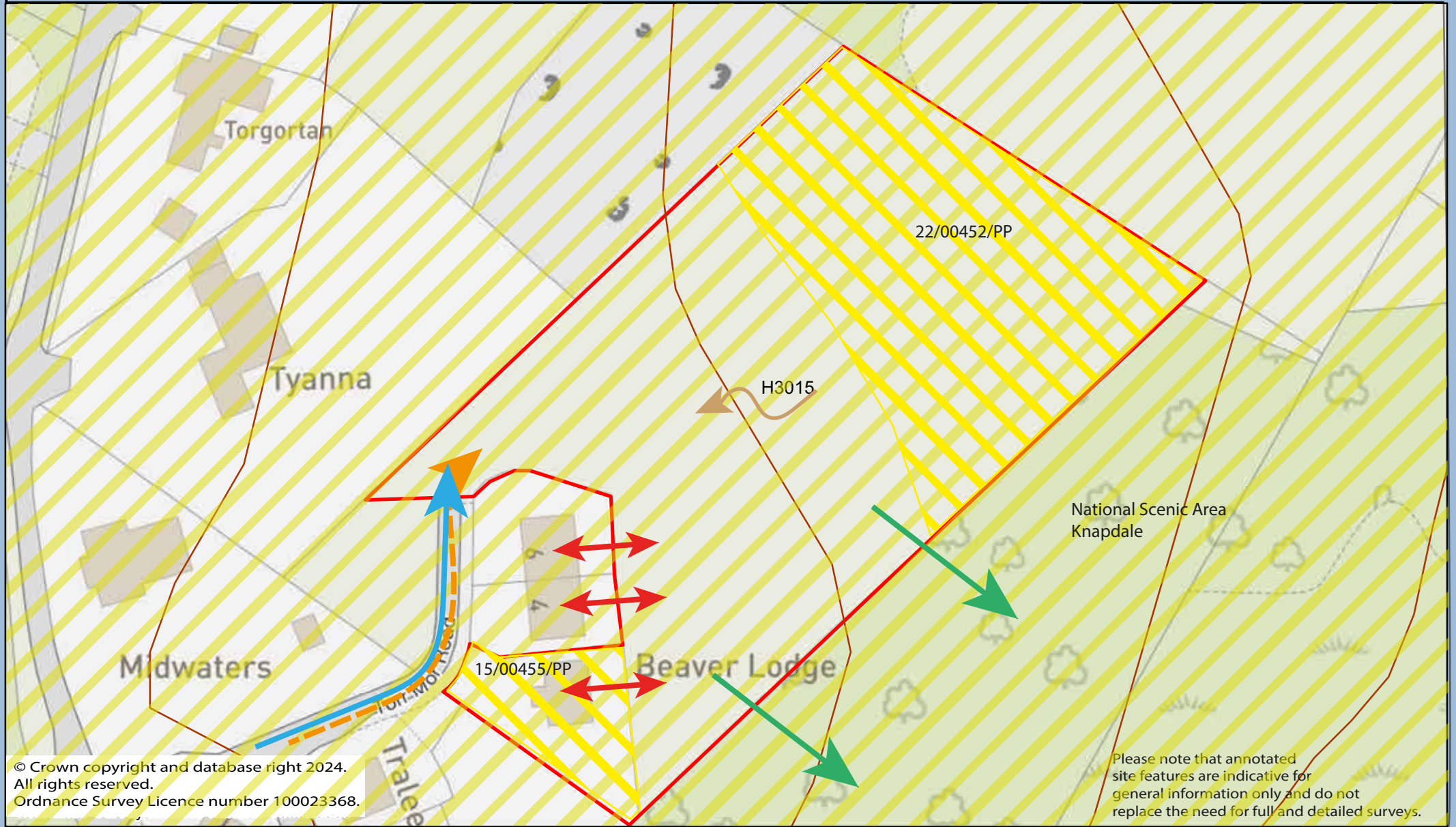
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Network –Water Impact Assessment required</li><li>• Drainage Impact Assessment required</li><li>• Waste Water Network – considerable distance from public network. Network to connect to be funded and carried out by developer. Note Reasonable Cost Contribution may not cover.</li></ul>



© Crown copyright and database right 2024.  
All rights reserved.  
Ordnance Survey Licence number 100023368.

H3015 Tayvallich





**H3016: Ardfern - Soroba**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.66ha	19	25% (see note below)	Landowner/Developer Scottish Water	Short / Medium	MAKI	Mid Argyll	Settlement Area	Ardfern / Craobh Haven	Craignish Primary School	Lochgilphead High School

**EXISTING USE:**

Rough grassland

**ACCESS:**

From Soroba Meadows (single track, no footpath)

**FLOOD RISK:**

Multiple minor watercourses across site as well as pond. H, M, L risk of river flooding to south part of site indicated on SEPA flood maps.

**TOPOGRAPHY:**

Undulating

**TREES:**

Small trees dotted across site

**NATURAL ENVIRONMENT DESIGNATIONS:**

Local Landscape Area

**FORM OF DEVELOPMENT:**

Mainly detached 1 ½ storey houses around. A similar, scattered development of diverse designs and orientations is likely to be appropriate, with the inclusion of affordable housing units as required

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

Allocation carried forward from LDP1 and. Area adjusted for LDP2. Existing planning consent for 17 dwellings has conditional requirements on the phasing and delivery of dwellings. Consent for the 17 units also requires by condition 25% affordable requirement which needs to be met in full. Any further development beyond the 17 consented already also needs to deliver 25% affordable.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Network - A Water Impact Assessment and flow and pressure test will be required along with supporting information on flows and build rates as part of PDE to determine what developer funded off site sewer mitigation is required to support this development</li><li>• Waste Water Treatment Works - Growth project is required</li><li>• Drainage Impact Assessment required.</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



**H3017: Port Charlotte**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.97ha	40	25%	Landowner/Developer Scottish Water	Short / Medium	MAKI	Islay	Settlement Area	Port Charlotte	Port Charlotte	Islay High School

**EXISTING USE:**

Farmland

**ACCESS:**

Access to be achieved from A847. Access is already being constructed as part of approved phase 1 of development to the east of the site.

**FLOOD RISK:**

Small section of site has high chance of surface water flooding. Basic FRA required for future application.

**TOPOGRAPHY:**

Site is predominantly flat.

**CONSTRAINTS:**

Airfield Safeguarding Zone (Islay Airport)

**FORM OF DEVELOPMENT:**

Any proposals should follow consistent pattern and form as approved in phase one to create a holistic design throughout the whole site.

**PLANNING CONSENTS:**

23/00369/PP - Erection of 16 dwellinghouses and formation of vehicular access

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

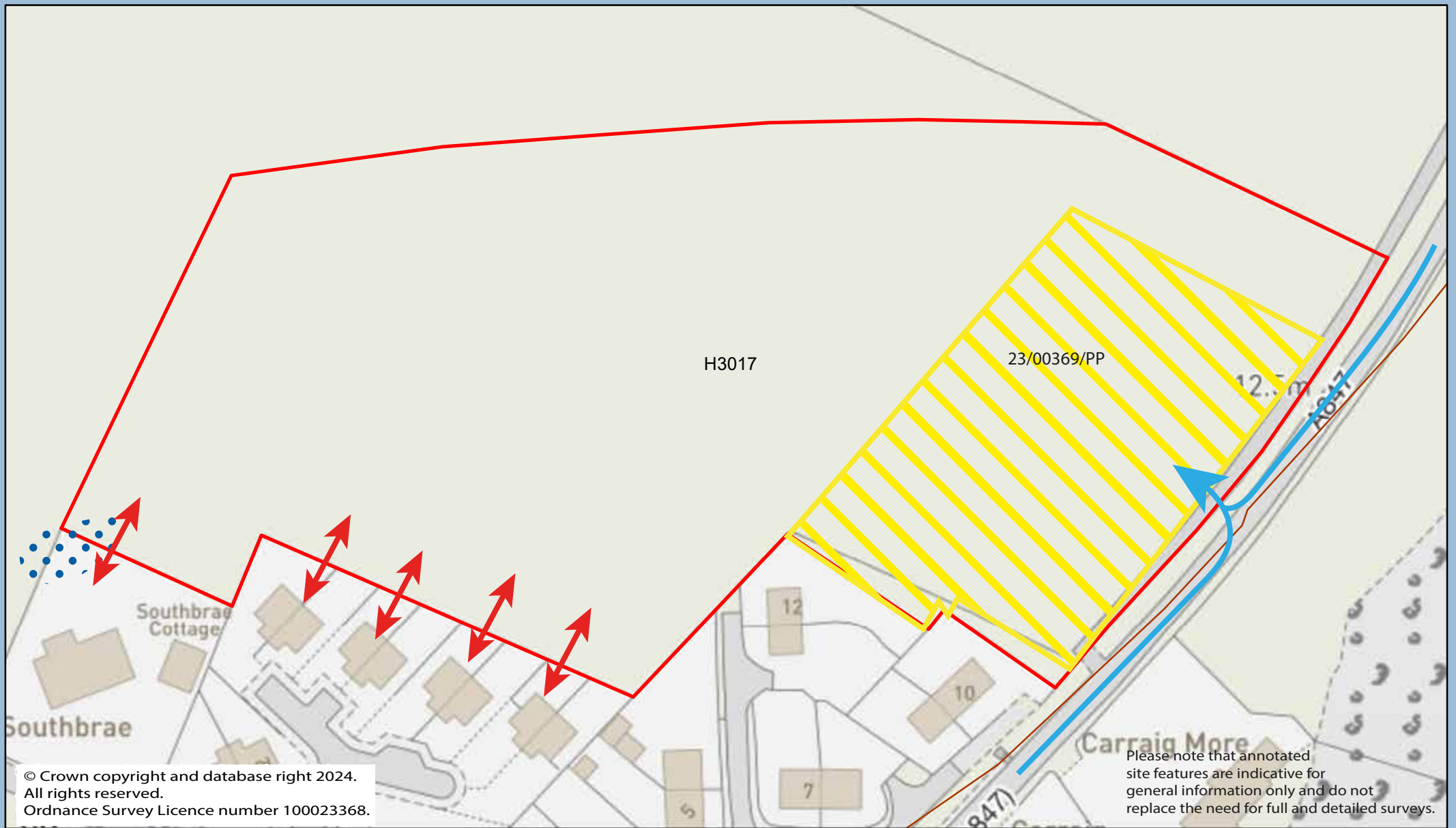
If a phased approach is proposed, these points should be addressed within the initial phase.

Allocation carried forward from LDP1 and. Area adjusted for LDP2. Existing planning consent for 17 dwellings has conditional requirements on the phasing and delivery of dwellings. Consent for the 17 units also requires by condition 25% affordable requirement which needs to be met in full. Any further development beyond the 17 consented already also needs to deliver 25% affordable.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Waste Water Treatment Works - Growth project is required</li><li>• Water Treatment Works – early engagement with Scottish Water required via Pre Development Enquiry</li><li>• Waste Water Network - Drainage Impact Assessment required</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



H3017 Port Charlotte

0 15 30 60  
Metres



### H3018: Torran, by Ford – Torran Farm

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.89ha	5	100%	Landowner/Developer	Medium / Long	MAKI	Mid Argyll	Settlement Area	Torran	Kilmartin Primary School	Lochgilphead High School

#### EXISTING USE:

Vacant former agricultural land

#### ACCESS:

Access from Public C class road (Ford to Dalavich) onto access track which already serves a number of residential houses. Access track terminates at south end of the site and also branches to the west of the site. Access improvements to existing private access road would be required. No existing pedestrian access to Ford village. Parking areas could be incorporated into the design of any development.

#### FLOOD RISK:

Medium risk of flooding on small part of site according to SEPA flood maps. A small watercourse runs along the site boundary.

#### TOPOGRAPHY:

A steep slope to the north east of the site boundary renders this part undevelopable

#### TREES:

Trees scattered across central sections of the site

#### BUILT ENVIRONMENT DESIGNATIONS:

Scheduled Monument SM5857 Cross-incised stone (setting)

#### CONSTRAINTS:

Partially built small building in central eastern section of site

#### FORM OF DEVELOPMENT:

Mostly detached 1 ½ storey houses in the area

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Network –Water Impact Assessment required</li><li>• Water Treatment Works – Early engagement with Scottish Water required via Pre Development enquiry</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li><li>• Note 100% affordable due to condition 15/01780/PP</li></ul>





### H3019: Ardrishaig – Kilduskland North

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.25ha	15	25%	Landowner/Developer	Medium / Long	MAKI	Mid Argyll	Settlement Area	Lochgilphead / Ardrishaig	Ardrishaig	Lochgilphead High School

#### EXISTING USE:

Pastoral Grazing

#### ACCESS:

Track (not adopted) from Kilduskland Road would require to be upgraded – gradients could be an issue.

Off site highway improvements to Kilduskland Road would be required.

Access to site will be required through H3013.

#### FLOOD RISK:

High, Medium and Low risk of surface water flooding indicated on SEPA maps to south boundaries of the site. Small watercourses run through site.

#### TOPOGRAPHY:

Slopes down to east.

#### TREES:

Trees scattered around edge of site.

#### OPPORTUNITIES:

Pedestrian access routes should be created through the site and H3013 to access the Core Path C129 which runs to the south east of H3013.

#### CONSTRAINTS:

Due to elevated position consideration must be given to potential views of development from Lochgilphead as well as the east side of Loch Gilp.

Electricity lines run through site at northern boundary.

#### FORM OF DEVELOPMENT:

Must be considered with H3013 for overall Masterplan approach.

A mix of housing types on Kilduskland Road includes single storey and 2 storey of various periods and architectural styles. Due to the slope of the site, it is likely that the single storey and one and a half storey may be preferable

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

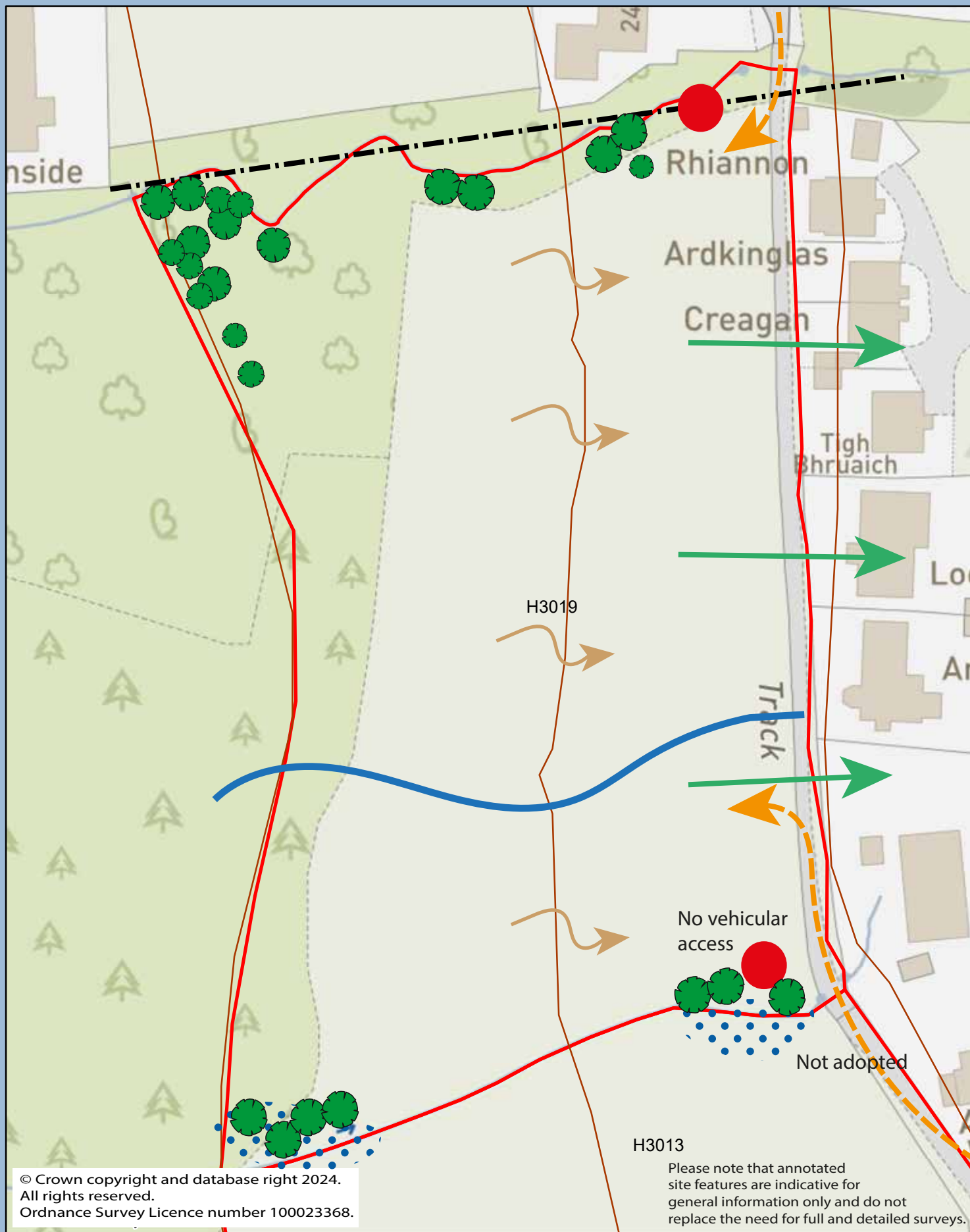
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Network –Water Impact Assessment required</li><li>• Water Treatment Works – Early engagement with Scottish Water required via Pre Development EnquiryWaste Water Treatment Works – Early engagement with Scottish Water required via Pre Development Anquiry</li><li>• Impact on trees/woodland</li><li>• Potential for bat roosts in trees, bat survey may be required</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



## H3019 Ardrishaig - Kirduskland North

0 10 20 40  
Metres



**H3020: Port Ellen – Imeraval Road**

LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Status
20	25% (see note below)	Landowner/Developer Scottish Water	Short / Medium	Planning consent for 20 dwellings 21/00374/PP.

**ACTIONS**

- Flood Risk Assessment required
- Water Treatment Works – Growth Project required.
- Water Network – Water Impact Assessment required
- Waste Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry
- Waste Water Network – Drainage Impact Assessment required.
- Sits within Strategic Masterplan (SM3003) area to allow consideration of wider issues
- Nature Conservation Constraint – check for European protected species (otters)
- Affordable units delivered historically met with requirements.

**H3021: Port Ellen – Imeraval Road**

LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Status
16	25%	Landowner/Developer Scottish Water	Short / Medium	Part of wider masterplan with H3020

**ACTIONS**

- Flood Risk Assessment required
- Water Treatment Works – Growth Project required.
- Water Network – Water Impact Assessment required
- Waste Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry
- Waste Water Network – Drainage Impact Assessment required.
- Sits within Strategic Masterplan (SM3003) area to allow consideration of wider issues
- Nature Conservation Constraint – check for European protected species (otters)

### H3022: Campbeltown - Braeside

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.84ha	43	25%	Landowner/Developer Scottish Water	Short / Medium	MAKI	Kintyre	Settlement Area	Campbeltown	Dalintober	Campbeltown Grammar School

#### EXISTING USE:

Agricultural Land

#### ACCESS:

Access is from the A83 Trunk Road (within the 30mph area). New access would need to be formed subject to Roads Department agreement. Pavement runs to SE corner of the site which would need to be extended.

#### FLOOD RISK:

No flood risk indicated on SEPA maps. A minor watercourse flows along the site boundary which could represent a potential flood risk

#### TOPOGRAPHY:

Site slopes up away from the A83. Housing layout and design would need to sensitively work with this topography.

#### TREES:

A small number of trees are in the corner of the site at the border with the Scottish Water access track, which would not affect the developable area.

#### FORM OF DEVELOPMENT:

Mainly larger one or two storey properties surround the site but also some semi-detached and terraced units. Industrial area across the road to the south.

#### PLANNING CONSENTS:

Planning application 13/00303/PP was withdrawn. The application raised a number of issues including the site gradients which prevent the notional pro-rata density being met for this part of the allocation. Scottish Water has indicated that any development of the allocation must ensure that the access to the Water Treatment Works is maintained as is.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

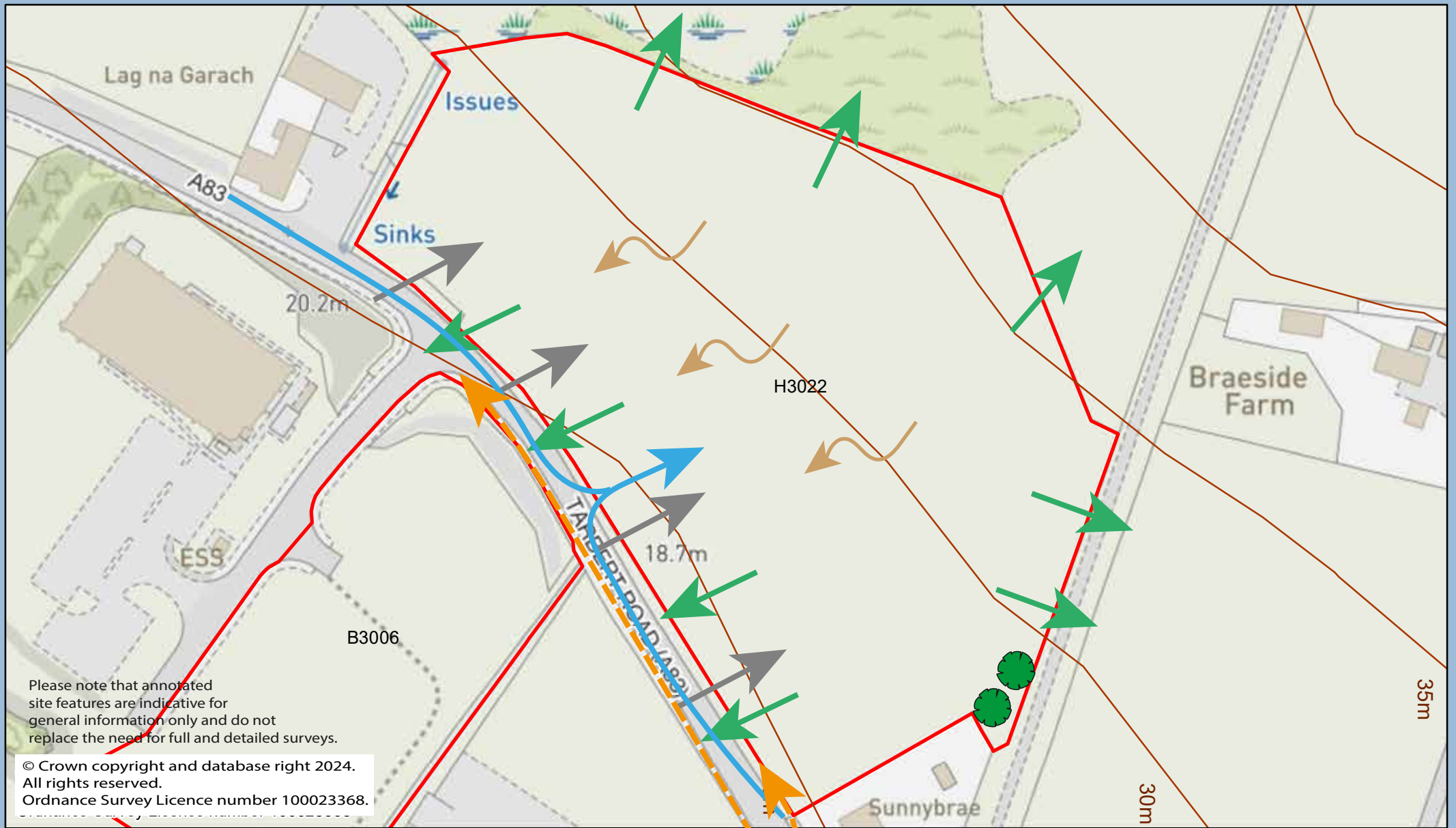
If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Treatment Works - Growth Project required</li><li>• Water Network –Water Impact Assessment required</li><li>• Waste Water Treatment Works – Early Engagement with Scottish Water required via Pre Development Enquiry</li><li>• Waste Water Network – Drainage Impact Assessment required</li><li>• Potential Asset conflict– 12" trunk main runs through site. Early engagement with Scottish Water required.</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>





## H3022 Campbeltown - Braeside

0 15 30 60 Metres



**H3023: Minard**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.38ha	12	25%	Landowner/Developer Scottish Water	Short	MAKI	Mid Argyll	Settlement Area	Minard	Minard (from May 2024 it is proposed to zone pupils to Lochgilphead Primary and Furnace Primary)	Lochgilphead High School

**EXISTING USE:**

Vacant – stalled site

**ACCESS:**

From Victoria Park – partially formed

**FLOOD RISK:**

Small area of medium risk surface water flooding to south east corner of site indicated on SEPA maps. A watercourse flows adjacent to the site and minor watercourses flow through the site

**TOPOGRAPHY:**

Steep slopes to south of site – challenging for development.

**TREES:**

None on site.

**NATURAL ENVIRONMENT DESIGNATIONS:**

Local Landscape Area – West Loch Fyne (Coast)

#### CONSTRAINTS:

Powerline running along south edge of site

#### FORM OF DEVELOPMENT:

Largely single storey in the area, and particularly to the north of the site. Some 2 storey development (access by small bridges to first floor) to the immediate east of the site to work with the challenging topography. A similar style of development may be suitable for the site.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry</li><li>• Water Network – Water Impact Assessment required dependent on unit number</li><li>• Waste Water Treatment Works – Growth Project required</li><li>• Flood Risk Assessment required</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



**H3024: Tarbert**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
4.28ha	50	25%	Landowner/Developer	Short / Medium	MAKI	Mid Argyll	Settlement Area	Tarbert	Tarbert	Tarbert Academy

**EXISTING USE:**

Vacant land

**ACCESS:**

Restricted access to the site. Site is surrounded by cemetery and recreation ground to the north, housing to the east and west and site slopes to the south. Possibility for access from the south west by upgrading existing road network but this depends on land ownership. Access from north of site constrained by recreation ground.

Pedestrian access and parking would need to be incorporated into the design of the site. Core path runs close to western boundary of the site from houses at Oakfield adjacent to recreation ground to the houses at Eastfield.

**FLOOD RISK:**

No flood risk indicated on SEPA maps

**TOPOGRAPHY:**

Mix of fairly flat land and land which slopes in western corner and continues to rise from southern boundary.

**TREES:**

Trees dominate site boundary

**CONSTRAINTS:**

Powerline intersects the site on north/ north eastern boundary.

**FORM OF DEVELOPMENT:**

Surrounding area is a mix of predominately flatted and terraced dwellings. Something similar or mixed types of development would be suitable

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

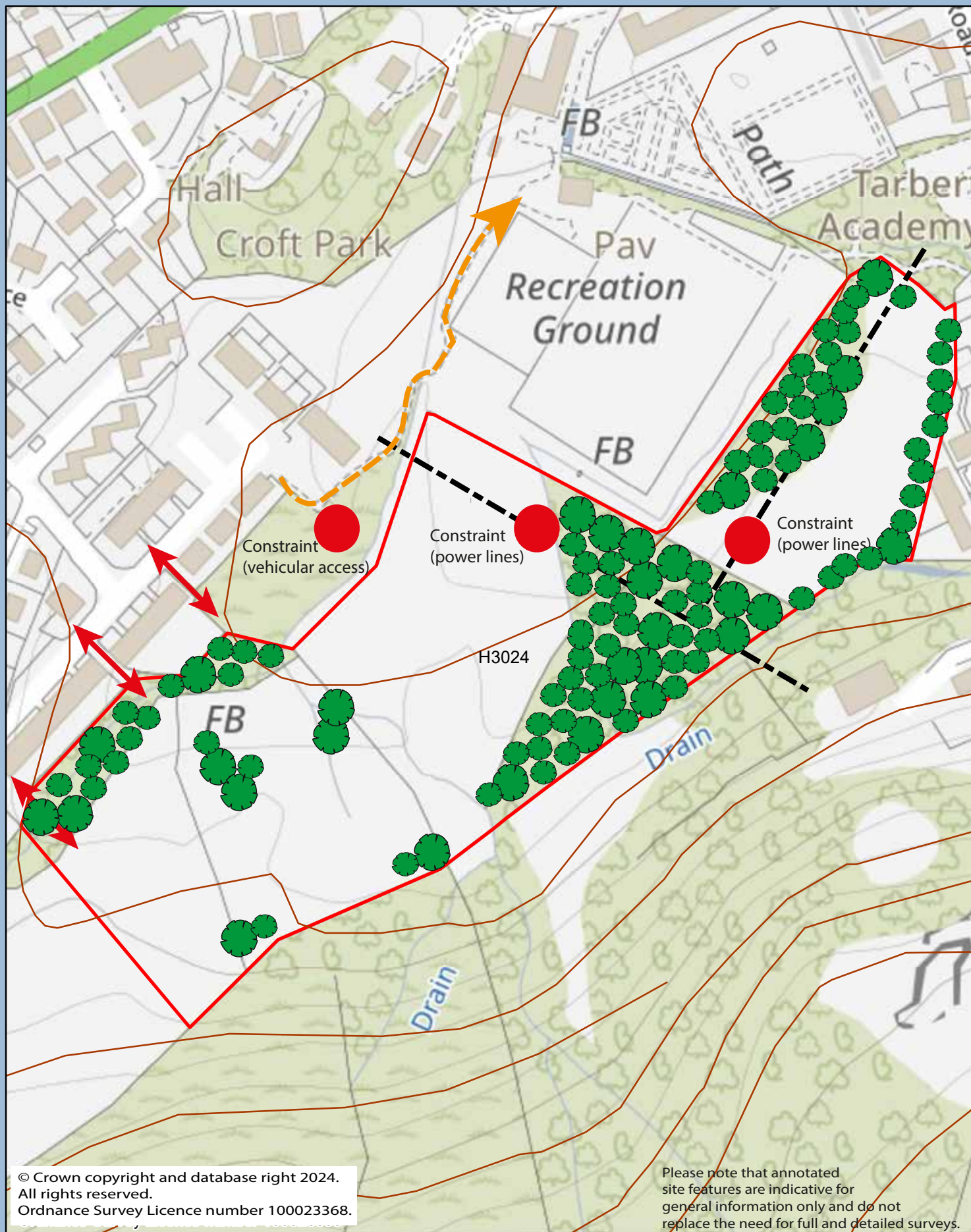
If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water treatment Works - Growth Project required</li><li>• Water Network –Water Impact Assessment required</li><li>• Waste Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry</li><li>• Waste Water network – Drainage Impact Assessment required</li><li>• Access issues</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>





## H3024 Tarbert - Oakfield/ Easfield

0 30 60 120  
Metres



### H3025: Port Ellen

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
4.46ha	50	25%	Landowner/Developer Scottish Water	Short / Medium	MAKI	Islay	Settlement Area	Port Ellen	Port Ellen	Islay High School

#### EXISTING USE:

Grazing land

#### ACCESS:

Vehicular access can be achieved from A846. Small track to north/west of the site, unsuitable for vehicular access for a housing development.

#### TOPOGRAPHY:

Site slopes downwards from east to west. Site is flat to east of site.

#### TREES:

Some unprotected trees and shrubbery on site. See map for details.

#### CONSTRAINTS:

Airfield Safeguarding Zone (Islay Airport), Class 3 Radon Affected Area.

#### FORM OF DEVELOPMENT:

Development should be of a similar form/style of the existing dwellings and those newly built in Port Ellen. Proposals should strive to provide front and rear gardens and protect views to waterfront. Stone wall running parallel with A846 should be retained where possible.

#### PLANNING CONSENTS:

20/01365/PPP - Site for the erection of 2 dwellinghouses

20/01955/PPP - Site for the erection of 3 dwellinghouses



#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

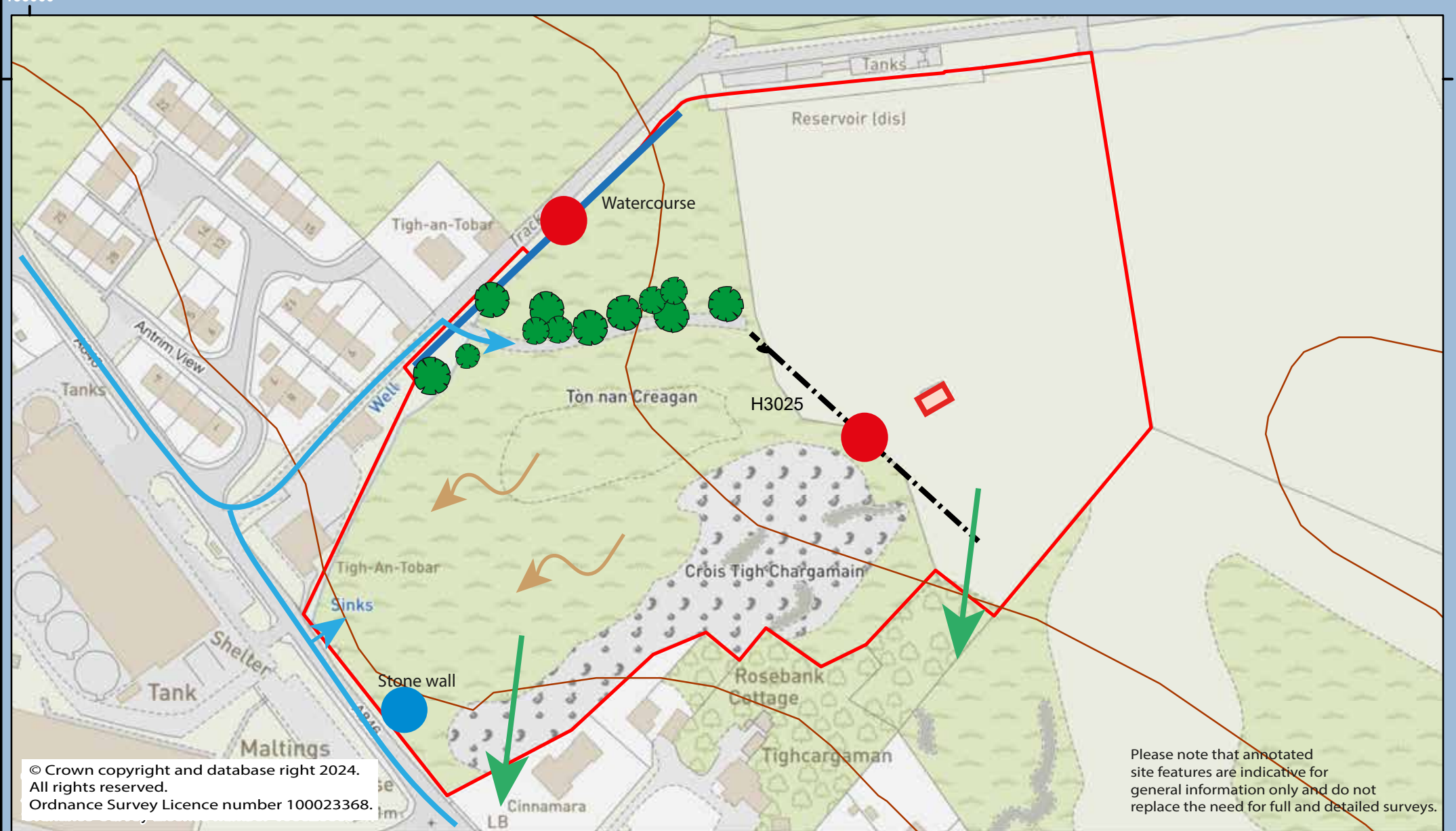
If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Treatment Works - Growth Project required</li><li>• Water Network –Water Impact Assessment required</li><li>• Waste Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry</li><li>• Waste Water Network – Drainage Impact Assessment required</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>

136000



136000

H3025 Port Ellen

0 25 50 100  
Metres



### H3026: Keills

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
0.88ha	18	25%	Landowner/Developer	Short	MAKI	Islay	Settlement Area	Keills	Keills Primary School	Islay High School

#### EXISTING USE:

Farmland

#### ACCESS:

Access achieved from A846 to south of the site. Good visibility for potential access to trunk road.

#### TOPOGRAPHY:

Site is predominantly flat. Slight gradual slope from north to south of site.

#### OPPORTUNITIES:

Site is within walking distance to local primary school on the island.

#### CONSTRAINTS:

Airfield Safeguarding Zone (Islay Airport)

#### FORM OF DEVELOPMENT:

Dwellings should conform with pattern and scale of existing settlement. Height of 1-2 storeys per dwelling.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

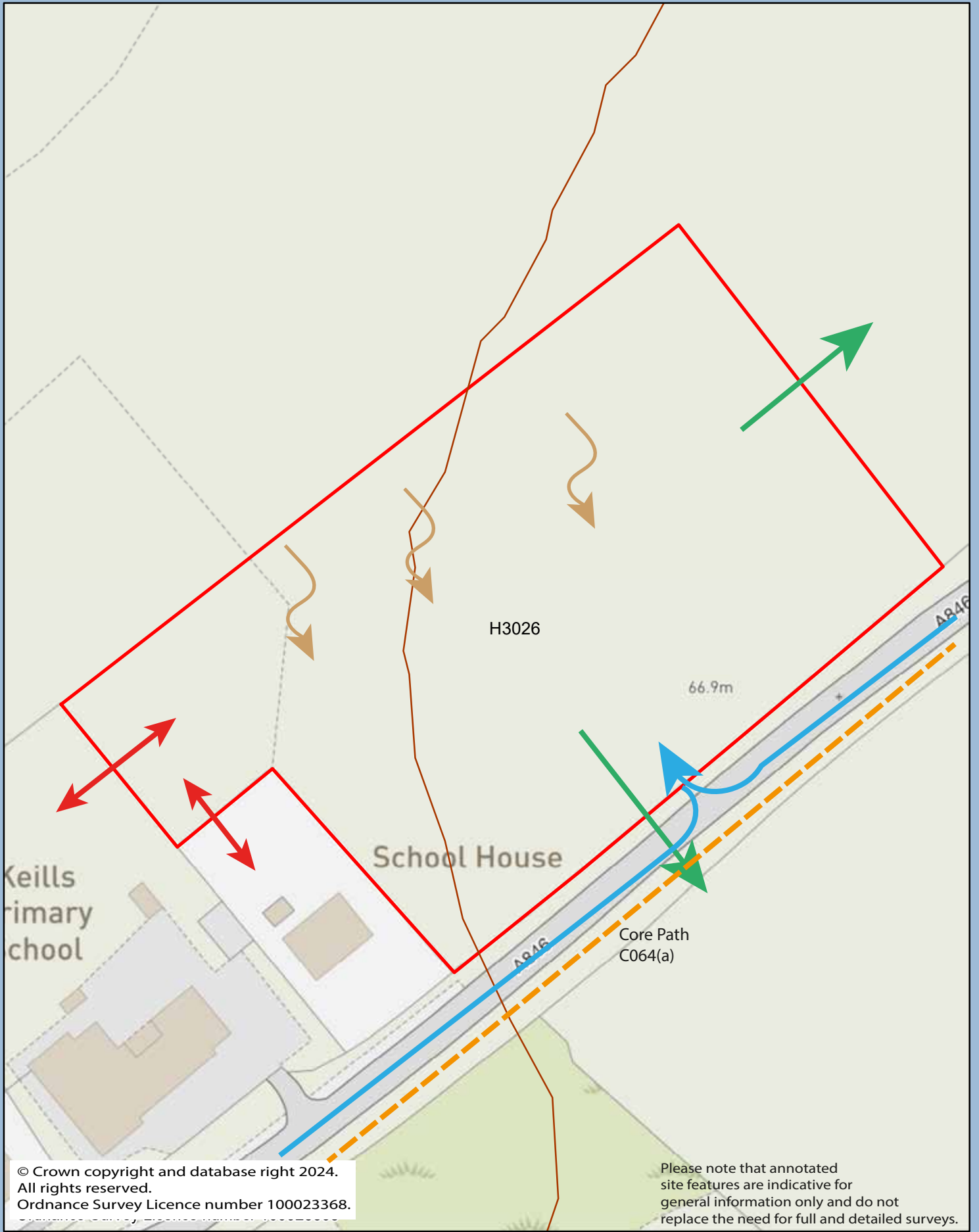
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Water Network – Flow and pressure test required</li><li>• Waste Water Network – Drainage Impact Assessment required</li></ul>



H3026 Keills

0 12.5 25 50 Metres



**H3027: Inveraray**

LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Status
138	25%	Landowner/Developer	Short / Medium	Masterplan approved on site

**ACTIONS**

- Water Treatment Works – Early engagement with Scottish Water required via pre Development Enquiry
- Water Network –Water Impact Assessment required dependent on numbers
- Waste Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry
- Waste Water Network – Drainage Impact Assessment
- Sits within Strategic Masterplan (SM3001) area to allow consideration of wider issues
- Transport Scotland are restricting the use of car park access – they would require a right hand turning lane which would be difficult to construct due to listed wall and infill required on seaward side. Transport Scotland wish traffic to be split using three access points – the car park, Barn Park and past the old police station. The Barn Park access requires substantial upgrading.

### H3028: Kilmichael Glassary

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
2.6ha	30	25%	Landowner/Developer Scottish Water	Medium / Long	MAKI	Mid Argyll	Settlement Area	Bridgend	Kilmichael Primary School	Lochgilphead High School

#### EXISTING USE:

Agricultural Land

#### ACCESS:

Access from C class public road Kilmichael Glassary to Ford. The road is likely to need road improvements to accommodate increased usage due to additional housing. There is currently no pedestrian route along the public road to allow pedestrian access between Bridgend and Kilmichael Glassary. Parking will need to be incorporated the design for any development

#### FLOOD RISK:

Low risk of surface water flooding to a small area on west side of side indicated on SEPA flood maps. There is currently a large area of reeds to the west of the site, and when site visit was carried out there was a pool of water on the eastern side. A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required.

#### TOPOGRAPHY:

Generally flat field with a recession in the western area and higher in the middle.

#### NATURAL ENVIRONMENT DESIGNATION:

National Scenic Area (NAS) Knapdale – NatureScot commented that “The scope of this brief should be informed by consideration of the following issues/ objectives: (a) opportunities and constraints; (b) the need for new defensible boundaries to avoid infill/ expansion; (c) an aspiration for the site as a high quality residential development, with a high standard of design; (d) demonstrating how the development should be integrated in the landscape, with particular regard for the Special Landscape Qualities of the NSA and also with regard to existing landscape features; (e) how the application can be made in the context of a robust landscape framework which will safeguard and enhance the NSA, draw on the local vernacular and provide high quality external spaces.”

#### TREES:

A small number of trees run round the site boundary.

#### BUILT ENVIRONMENT DESIGNATION:

C-listed LB11035 Ballimore Farmhouse (setting)

#### CONSTRAINTS:

Local level power line runs through the site

Telegraph wire runs along eastern boundary

#### FORM OF DEVELOPMENT:

Surrounding houses on Dunadd View and Dunadd Place are mainly single storey detached and semi-detached houses.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

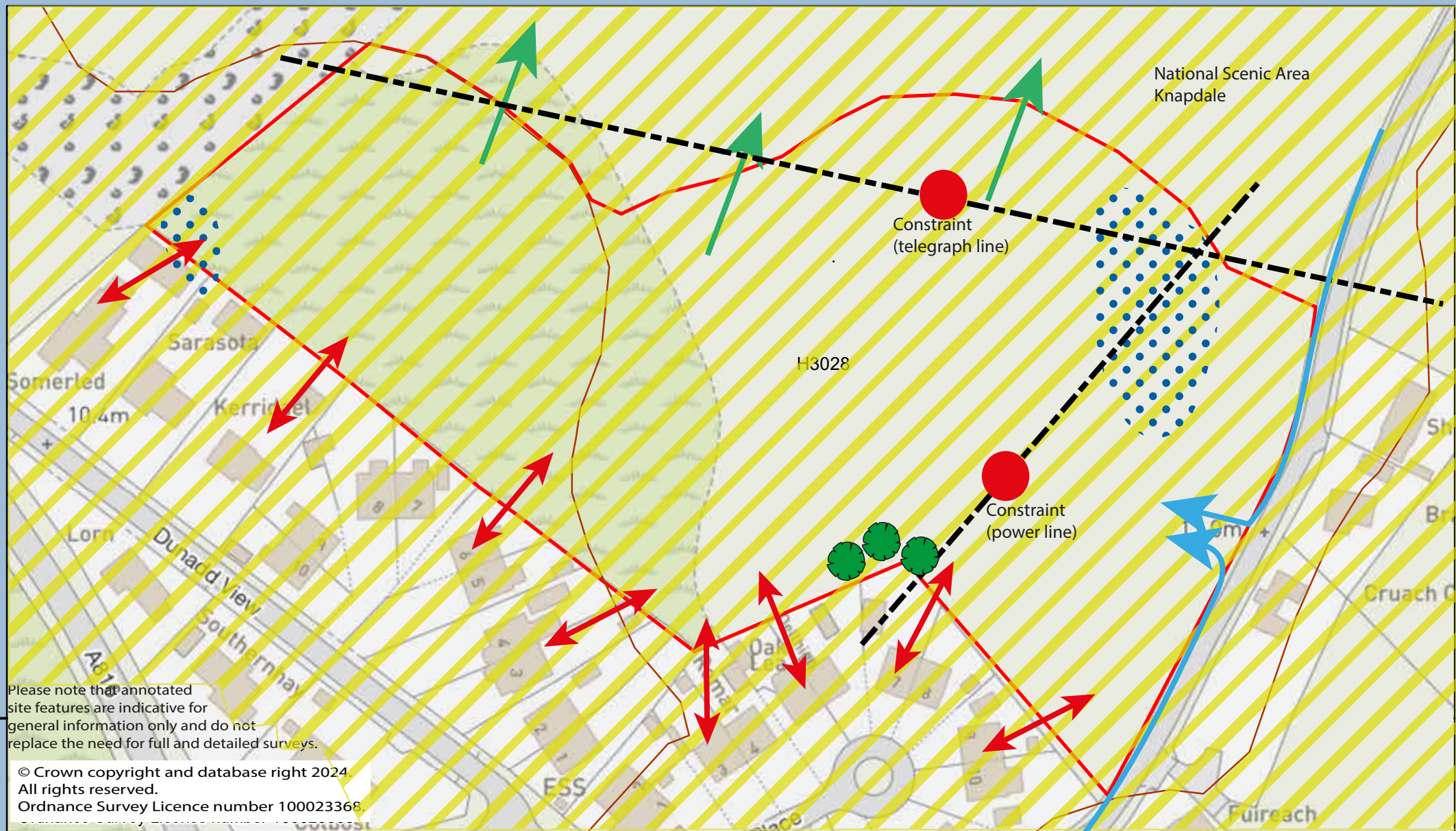
If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry</li><li>• Water Network –Water Impact Assessment required</li><li>• Waste Water Treatment Works – Growth Project required</li><li>• Special Needs Housing – Further investigation of Extra Care housing potential by ABC housing in conjunction with local community</li><li>• Waste Water Network – Early engagement with Scottish Water required to assess need for Drainage Impact Assessment</li><li>• Consideration of pedestrian/traffic management to and from the site required</li><li>• Pedestrian footways potentially required to/from site</li><li>• Development should be integrated into the landscape with particular regard for special landscape qualities of the National Scenic Area and existing landscape features.</li></ul>





## H3028 Kilmichael Glassary - South

0 15 30 60  
Metres



**H3029: Lochgair**

LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Status
26	25%	Landowner/Developer Scottish Water	Short / Medium	Planning application under consideration

**ACTIONS**

- Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry
- Water Network –Water Impact Assessment required
- Waste Water Treatment Works - Growth Project Required
- Waste Water Network – considerable distance from public network. Network to connect to be funded and carried out by developer. Note Reasonable Cost Contribution may not cover.
- Waste Water Network - Drainage Impact Assessment Required
- Flood Risk Assessment Required
- Single access on to trunk road only - requires upgrade of an existing field access with an alteration to the speed limit.
- Protected Species - Potential habitat for marsh fritillary butterflies. Survey may be required.
- Nature Conservation Constraint – check for European protected species (otters)

### H3030: Lochgilphead – Moneydrain Road

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
0.96ha	18	25%	Landowner/Developer	Short / Medium / Long	MAKI	Mid Argyll	Settlement Area	Lochgilphead	Lochgilphead	Lochgilphead High School

#### EXISTING USE:

Vacant Land

#### ACCESS:

No vehicular access – requires masterplan approach with H3005

#### FLOOD RISK:

High, Medium and low risk of river flooding to the west of the site indicated on SEPA maps. High, Medium and Low risk of surface water flooding indicated to north of the site on SEPA maps. A watercourse is also adjacent to the site. Multiple minor watercourses (some potentially culverted) flow through or along the site boundary which could represent a potential flood risk. A Flood Risk Assessment is required. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.

#### TOPOGRAPHY:

Relatively flat site

#### TREES:

Trees line the eastern site boundary.

#### OPPORTUNITIES:

Links to core path C110(a)

#### CONSTRAINTS:

Power cables run across site.

#### FORM OF DEVELOPMENT:

Should form part of masterplan approach with H3005 and H3002.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

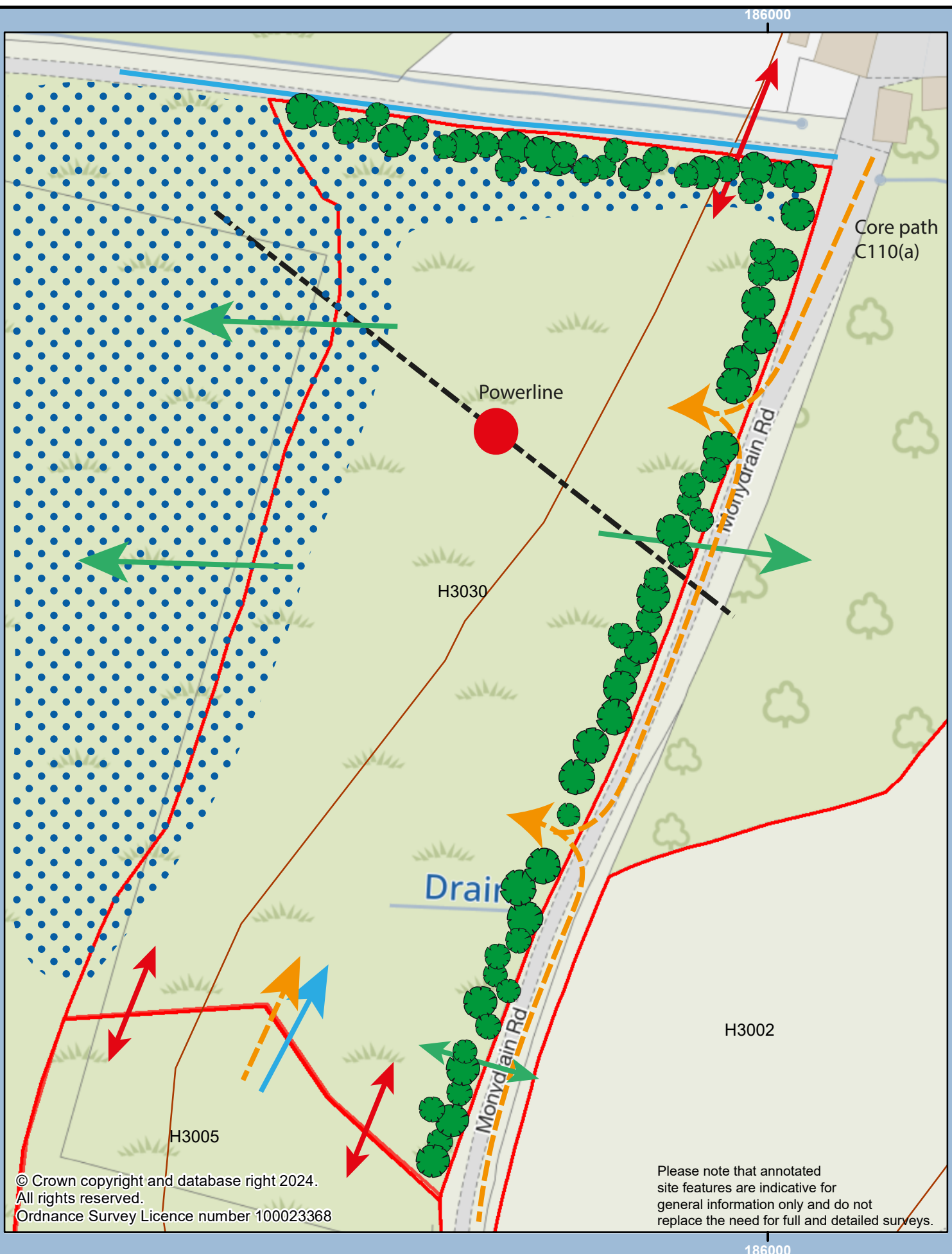
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry</li><li>• Water Network – Water Impact Assessment required</li><li>• Waste Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry</li><li>• Waste Water Network – Early engagement with Scottish Water required via Pre Development Enquiry to assess need for further network studies and/or Drainage Impact Assessment</li><li>• Flood Risk Assessment required</li><li>• Protected Species - Potential habitat for marsh fritillary butterflies. Survey may be required.</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



## H3030 Lochgilphead - Moneydrain Road

0 15 30 60 Metres



**H4003: Salen - East**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
0.89ha	15	25%	Landowner/Developer Scottish Water	Short / Medium	OLI	Mull and Iona	Settlement Area	Salen	Salen	Tobermory High School

**EXISTING USE:**

Scrub – partially prepared with minor earth works carried out.

**ACCESS:**

Access from A849. Partially formed.

**FLOOD RISK:**

Risk of surface water flooding on central part of the site indicated on SEPA flood maps. A Flood Risk Assessment will be required.

**TOPOGRAPHY:**

Slopes gently away from the road.

**TREES:**

Ancient woodland to south east of site but not within boundary

Some small scrub / trees on site

**FORM OF DEVELOPMENT:**

The site sits on the edge of the settlement with only two dwellinghouses in the vicinity. Development form and layout should be appropriate to semi-rural setting.

**PLANNING CONSENTS:**

No live consents – formerly a pilot SPZ site prior to the closure of the project in April 2024.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

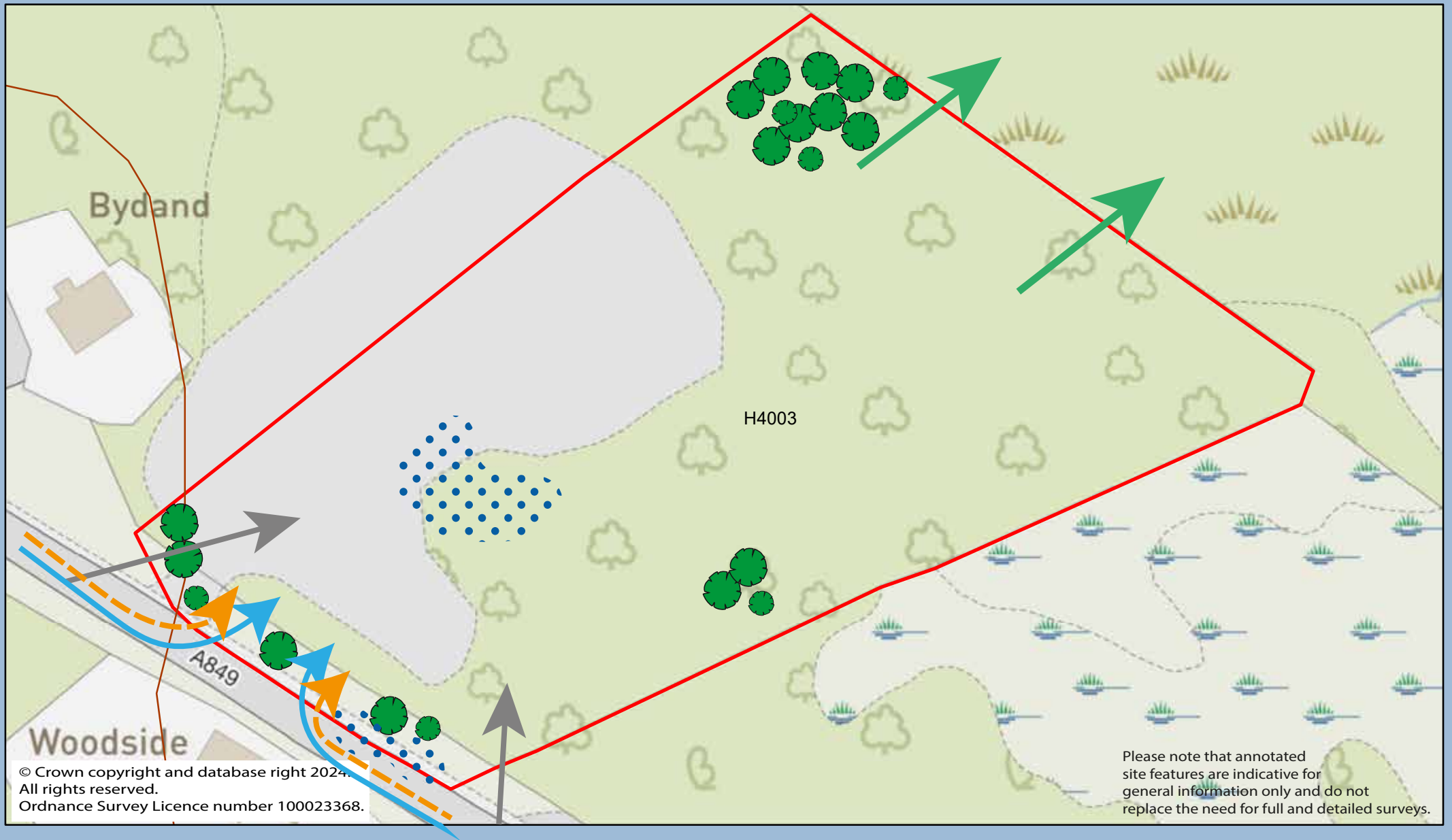
If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Network –Water Impact Assessment required</li><li>• Water Treatment Works – On going growth project.</li><li>• Waste Water Treatment Works – Growth Project required. Early engagement with Scottish Water via Pre Development Enquiry required.</li><li>• Waste Water Network – Drainage Impact Assessment required</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>





© Crown copyright and database right 2024.  
All rights reserved.  
Ordnance Survey Licence number 100023368.

Please note that annotated  
site features are indicative for  
general information only and do not  
replace the need for full and detailed surveys.

H4003 Salen - East

0 10 20 40  
Metres





**H4004: Bunessan**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.32ha	13	25% (see note below)	Landowner/Developer Scottish Water	Short	OLI	Mull and Iona	Settlement Area	Bunessan	Bunessan Primary	Oban High School

**EXISTING USE:**

Grassland (part prepared as development site)

**ACCESS:**

Footway required to A849. Existing road requires widening / upgrading.

**FLOOD RISK:**

None indicated on SEPA maps.

**TOPOGRAPHY:**

Relatively flat portion to west of site. Slopes fairly sharply towards the coast.

**TREES:**

None on site.

**NATURAL ENVIRONMENT DESIGNATIONS:**

Local Landscape Area – Central, South and West Mull.

**CONSTRAINTS:**

Peat class 2 on part of site.

Topography may render part of the site undeliverable.

#### FORM OF DEVELOPMENT:

There is a mix of 1, 1 ½ and 2 storey properties within the area. New units should follow a similar or complimentary design and layout to those already built at Ardmeanach View

#### PLANNING CONSENTS:

07/01098/DET (erection of 11 housing units) – only 6 units have been built

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

There has been delivery of affordable housing provision on this site (2009). This may be taken into account and offset against the 25% requirement on the remaining element of this site in any future planning consent.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Water Treatment Works - Growth project is required</li><li>• Water network – flow and pressure test required</li><li>• Waste Water Treatment Works – Growth Project is required</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li><li>• Land stability – consideration of any land stability issues relating to sloping ground</li></ul>



**H4005: Stronmilchan**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.74ha	12	25%	Landowner/Developer Scottish Water	Short / Medium	OLI	Lorn and the Inner Isles	Settlement Area	Dalmally	Dalmally	Oban High School

**EXISTING USE:**

Vacant farmland

**ACCESS:**

Existing vehicular access into and through the site from the B8077 (Old Military Road) to south of site. Existing access likely to require upgrades as part of development of the site.

**FLOOD RISK:**

No areas of flood risk within site boundary but site is in proximity to high likelihood of river flooding. A basic Flood Risk Assessment will be required in the first instance.

**TOPOGRAPHY:**

Gradual slope from north to south, with some flat areas.

**TREES:**

Some trees on site.

**NATURAL ENVIRONMENT DESIGNATIONS:**

North Argyll Local Landscape Area.

**FORM OF DEVELOPMENT:**

1-1.5 storey dwellings matching pattern and form of existing settlement is likely to be appropriate.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

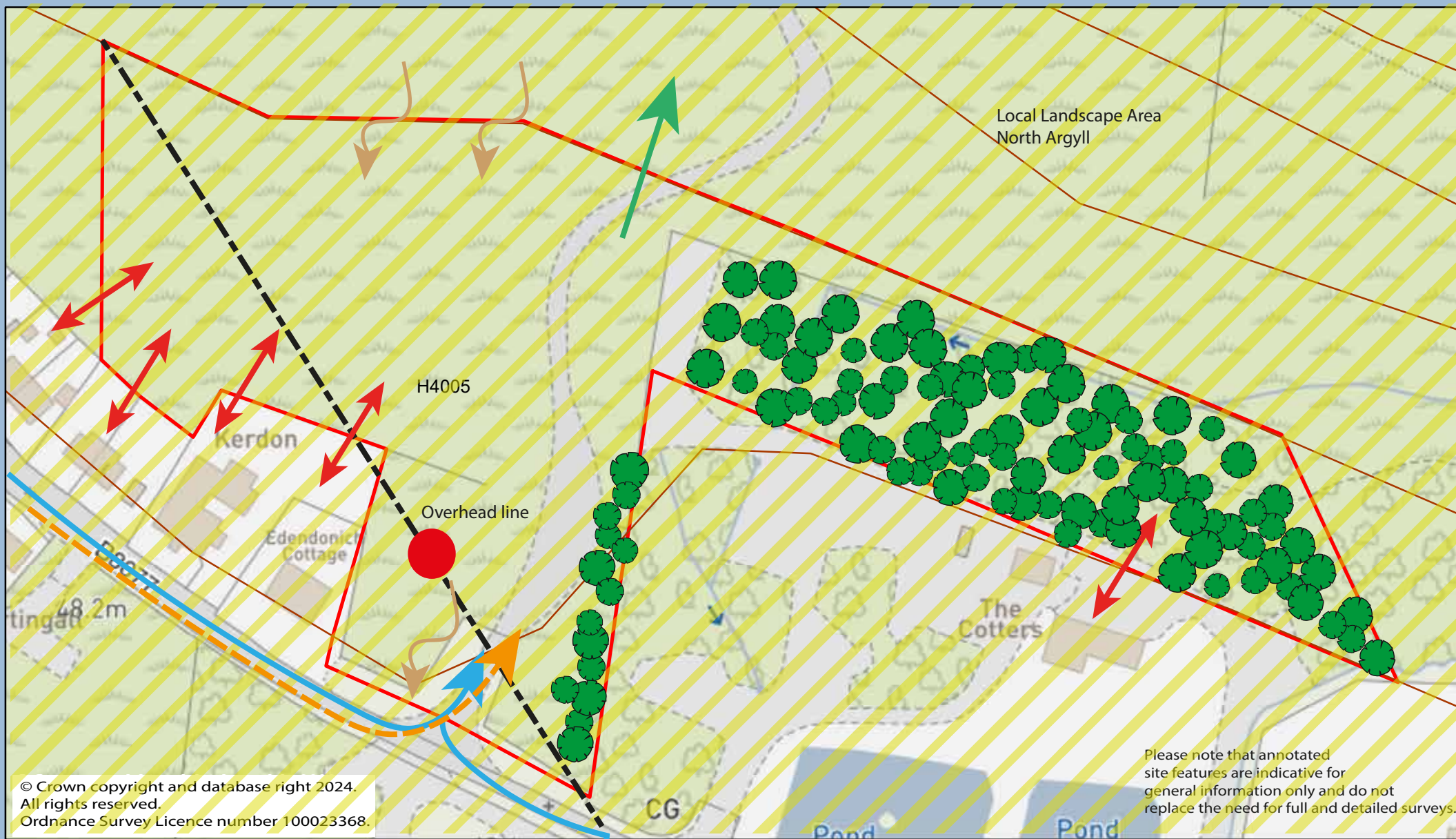
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Treatment Works – Growth project required</li><li>• Water Network –Water Impact Assessment required</li><li>• Waste Water Treatment Works - Growth project is required</li><li>• Waste Water Network – Early engagement with Scottish Water required to determine whether further network studies are required e.g such as Drainage Impact Assessment</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



H4005 Stronmilchan

0 15 30 60 Metres





**H4006: Dunbeg - Pennyfuir**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
8.73ha	120	25%	Landowner/Developer Scottish Water	Short / Medium	OLI	Lorn and the Inner Isles	Countryside Area	Lorn and the Inner Isles	Dunbeg; Park; St Columbus	Oban High School

**EXISTING USE:**

Countryside

**ACCESS:**

Core Path C198 (Ganavan to Dunbeg – National Cycle Network) running through NW of site – site boundary should be adjusted to reflect core path, removing area to NW  
No current vehicular access – requires strategic infrastructure development (I4002)

**FLOOD RISK:**

Risk of surface water flooding indicated on SEPA maps. Small watercourse/drain flows through the allocation and potential flood risk from this source should be taken cognisance of. A basic Flood Risk Assessment, consisting of topographic information in the first instance, and a detailed layout plan will be required.

**TOPOGRAPHY:**

Undulating – generally sloping down to the east. Steeper sloping ground along northern edge of stream.

**TREES:**

Area of ancient and semi natural woodland within site – to be retained.  
Some further trees and hedgerows on site, notably near watercourse.

**OPPORTUNITIES:**

Continuing wider masterplan approach for Ganavan and Dunbeg

#### CONSTRAINTS:

Peat category 3 – requires further investigation

Area of ancient and semi natural woodland to be retained (13170)

In countryside area – detached from other built development

#### FORM OF DEVELOPMENT / PLANNING CONSENT:

This allocation forms part of Masterplan 16/03368/MPLAN approved by Members on 27/04/17.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

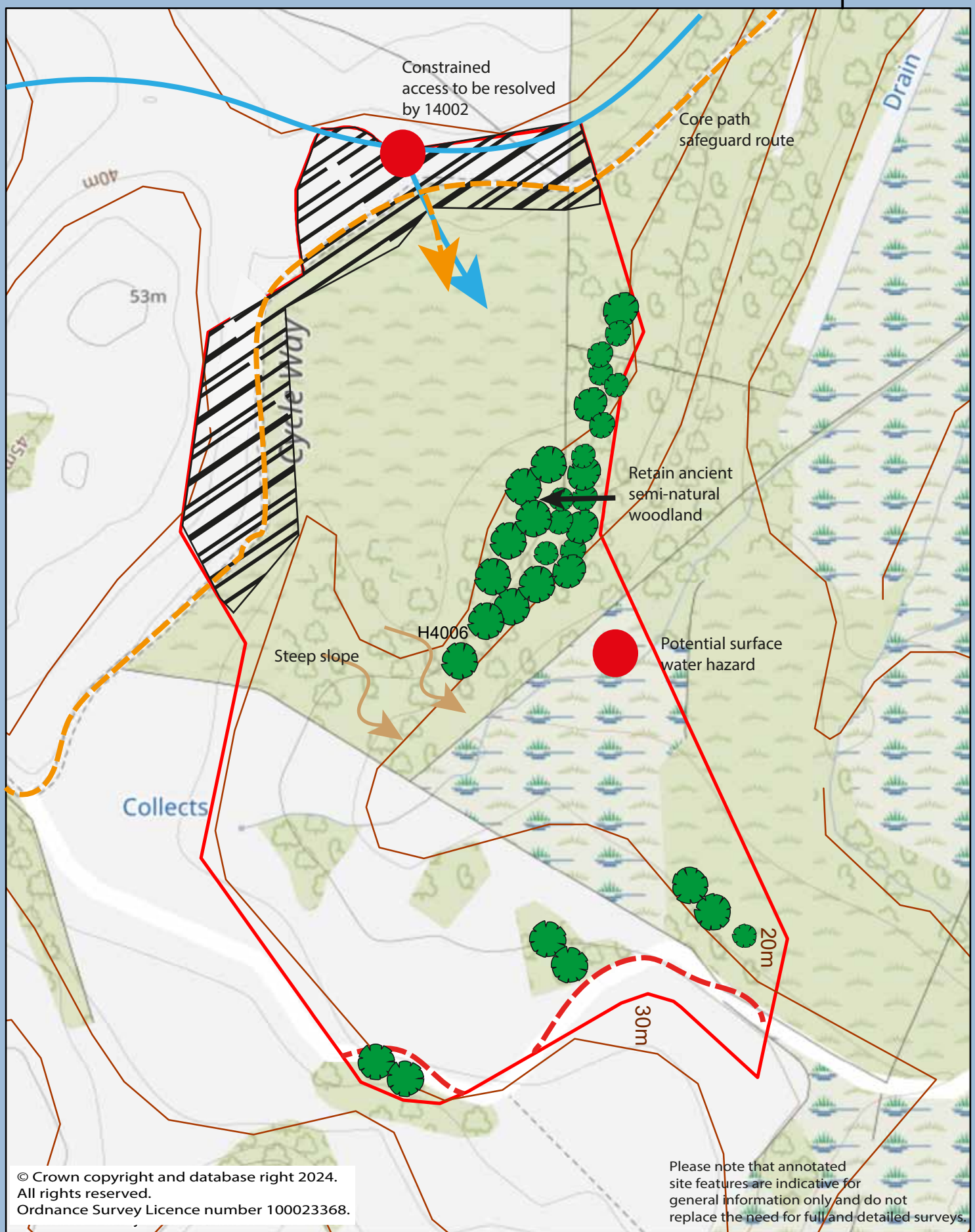
If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Network – Considerable distance from public network. Any installation of network from site to the public network must be carried out and funded by the developer. Costs may not be covered by Reasonable Cost Contribution Scheme.</li><li>• Waste Water Treatment Works - Growth project is required</li><li>• Waste Water Network – Considerable distance from public network. Any installation of network from the site to public sewers must be funded and carried out by the developer. Costs may not be covered by Scottish Water's Reasonable Cost Contribution scheme.</li><li>• Access Issue – I4001 and I4002 seek to address this issue</li><li>• AWI – Woodland on site</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>





# H4006 Dunbeg

0 37.5 75 150  
Metres



**H4009: Oban - Ganavan**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
3.5ha	60	25%	Landowner/Developer Scottish Water	Short	OLI	Lorn and the Inner Isles	Settlement Area	Lorn and the Inner Isles	Park; St Columbus	Oban High School

**EXISTING USE:**

Grazing

**ACCESS:**

Existing farm gate from Ganavan Road to north of site could be upgraded. Alternative access could possibly be taken from the car park to the west of the site. Wider access issues in terms of Ganavan Road are known and has been included elsewhere in the Delivery Programme.

**FLOOD RISK:**

Risk of surface water flooding indicated on SEPA maps. A minor watercourse runs alongside the site boundary to the north.

**TOPOGRAPHY:**

Undulating

One steep mound to the north of the site which is undevelopable

**TREES:**

High value broadleaf trees around the edge of the site (particularly to the NW boundary) and on the mound to the NE – these should be retained.

**OPPORTUNITIES:**

Wider masterplan approach for Ganavan and Dunbeg

Bus stop directly adjacent to the site

**CONSTRAINTS:**

Adjacent to outdoor nursery – development must be designed to minimise overlooking

Lack of public footpath to Oban – to be addressed via wider masterplan approach

#### FORM OF DEVELOPMENT:

Detached bungalows and 2 storey houses adjacent to the site. The site could accommodate a similar form of development but with inclusion of semi-detached, terraced or flatted units to allow sufficient density

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

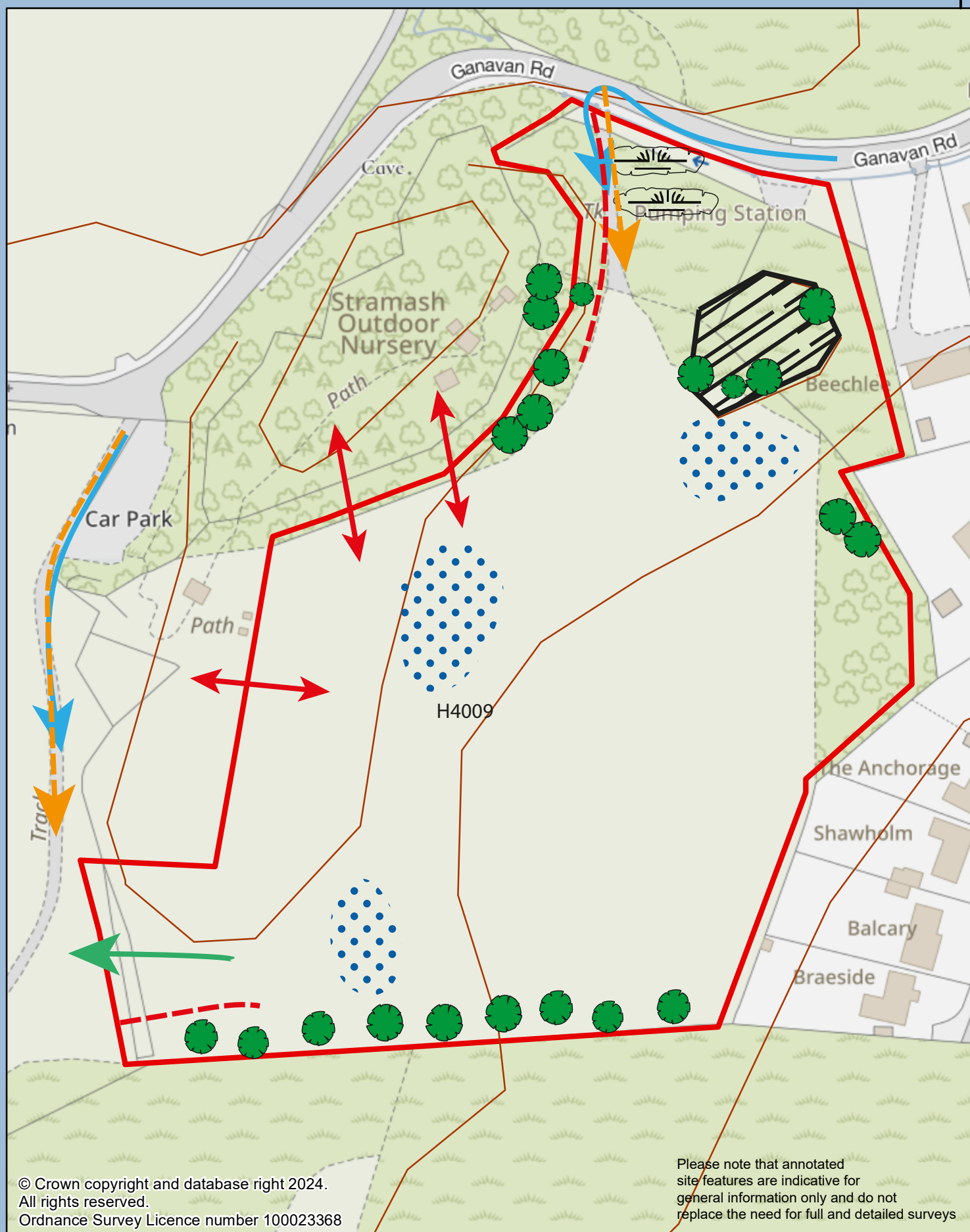
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Waste Water Treatment Works - Growth project is required</li><li>• Access Issue – Footpath required between War memorial and site entrance</li><li>• Potential Asset Conflicts – Sewer infrastructure crosses through middle of site. Early engagement with Scottish Water is required.</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



## H4009 Oban - Ganavan

0 25 50 100 Metres



**H4012: Bridge of Awe**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.81ha	17	25%	Landowner/Developer	Short / Medium	OLI	Lorn and the Inner Isles	Settlement Area	Lorn and the Inner Isles	Taynuilt Primary School	Oban High School

**EXISTING USE:**

Vacant farmland

**ACCESS:**

Existing vehicular access from A85 to north of the site which would need to be upgraded.

**TOPOGRAPHY:**

Generally flat.

**TREES:**

Trees to north-west boundary with holiday park and to north-east on boundary with Orunachy Farm.

**FORM OF DEVELOPMENT:**

Low density to match settlement pattern and form is likely to be appropriate. Properties should have ample garden ground.

**PLANNING CONSENTS:**

23/01466/PPP – site for the erection of residential development (42 units).

**FORM OF DEVELOPMENT:**

Detached bungalows and 2 storey houses adjacent to the site. The site could accommodate a similar form of development but with inclusion of semi-detached, terraced or flatted units to allow sufficient density

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Waste Water Treatment Works - Growth project is required</li><li>• Access Issue – Footpath required between War memorial and site entrance</li><li>• Potential Asset Conflicts – Sewer infrastructure crosses through middle of site. Early engagement with Scottish Water is required.</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>





H4012 Bridge of Awe

0 15 30 60  
Metres



**H4013: Scarinish – Pier Road**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
0.69ha	14	25%	Landowner/Developer Scottish Water	Short / Medium	OLI	Coll and Tiree	Settlement Area	Scarinish	Tiree	Tiree High School

**EXISTING USE:**

Vacant agricultural land (sheep grazing)

**ACCESS:**

Access can be taken from Pier Road to the south of the site

**FLOOD RISK:**

No flood risk indicated on SEPA maps. However there is a watercourse to the west of the site

**TOPOGRAPHY:**

Flat

**TREES:**

No trees

**NATURAL ENVIRONMENT DESIGNATION:**

Local Nature Conservation Site (LNCS) – Scarinish, Tiree is in the vicinity of the site

**CONSTRAINTS:**

HIE fragile area

Landscape study for the area shows this site as not preferred



#### FORM OF DEVELOPMENT:

Modern bungalows to the east (the Tank Farm). Traditional Tíree development to the west including 2 no B listed cottages.

Suggest that 10 units may be more suitable for this site to reduce the density and improve integration between the Tank Farm and Scarinish Proper.

Refer to Isle of Tíree Design Guidance

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Treatment Works – Growth project required</li><li>• Water Network –Water Impact Assessment required</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



## H4013 Tiree - Scarinish, Pier Road

0 12.5 25 50 Metres



**H4014: Tobermory 1**

LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Status
60	25%	Landowner/Developer Scottish Water	Short / Medium	Masterplan 20/00729/PP

**ACTIONS**

- Flood Risk Assessment required
- Water Treatment Works – Ongoing Growth Project
- Water Network – Flow and Pressure Test and Water Impact Assessment required
- Waste Water Treatment Works - Growth project is required
- Waste Water Network – Early engagement with Scottish Water is required to determine whether further network studies are required such as Drainage Impact Assessment
- Potential Asset Conflicts – Sewer infrastructure crosses through this site. Early engagement with Scottish Water is required.
- Sits within Strategic Masterplan (SM4002) area to allow consideration of wider issues, including connectivity with adjacent allocation.
- Nature Conservation Constraint – check for European protected species (otters)
- Roads constraint – development would only be permitted from the new access road to Shillinghill Phases 1 and 2 – no additional access from A848 will be permitted.

#### H4015: Dunbeg 2

LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Status
250	25%	Landowner/Developer Scottish Water	Short / Medium	Part of Dunbeg masterplan

#### ACTIONS

- Flood Risk Assessment required
- Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry.
- Water Network – Water Impact Assessment required.
- Waste Water Treatment Works - Growth project is required
- Peat - potential for peat of a significant depth to be investigated and impact minimised.
- Nature Conservation Constraint – check for European protected species (otters)
- Roads constraint – trunk roads authority require to advise
- Blanket bog throughout whole site – peat depth survey required

**H4016: Strachur**

LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Status
30	25%	Landowner/Developer Scottish Water	Short	Masterplan 20/00705/PP

**ACTIONS**

- Flood Risk Assessment required
- Water Treatment Works – Ongoing Growth Project
- Water Network – Water Impact Assessment and flow pressure tests required
- Waste Water Treatment Works – Growth Project required
- Waste Water network – Early engagement with Scottish Water required via Pre Development Enquiry to determine need for further network studies such as Drainage Impact Assessment
- Potential Asset Conflict – sewer infrastructure is through the middle of the site. Early engagement with Scottish Water is required.
- Sits within Strategic Masterplan (SM4002) area to allow consideration of wider issues, including connectivity with adjacent allocation. Nature Conservation Constraint – check for European protected species (otters)

**H4017: Barcaldine**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
4.83ha	50	25%	Landowner/Developer Scottish Water	Short / Medium	OLI	Lorn and the Inner Isles	Settlement Area	Barcaldine	Barcaldine Primary School	Oban High School

**EXISTING USE:**

Primarily vacant land with small residential development to north of site. Dwellings within allocated site part of phased development.

**ACCESS:**

Access to the site can be achieved from B845 with improvements required. This includes widening the road serving the site to the junction with the A828.

**FLOOD RISK:**

Medium/Low likelihood of surface water flooding as indicated on SEPA maps

**TOPOGRAPHY:**

Site is predominantly flat. Undevelopable hill in centre of site.

**TREES:**

A few trees on site.

Ancient woodland/semi-ancient woodland

**NATURAL ENVIRONMENT DESIGNATIONS:**

Local Landscape Area: North Argyll

**FORM OF DEVELOPMENT:**

Low density to match surrounding settlement. Detached dwellings of approx. two floors.

#### PLANNING CONSENTS:

23/02409/PP - Erection of 6 dwellinghouses and installation of 2 septic tanks (Phase 3) – Awaiting Decision

19/00150/PP - Erection of 10 dwellinghouses and installation of septic tank (Phase 2) – Approved

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

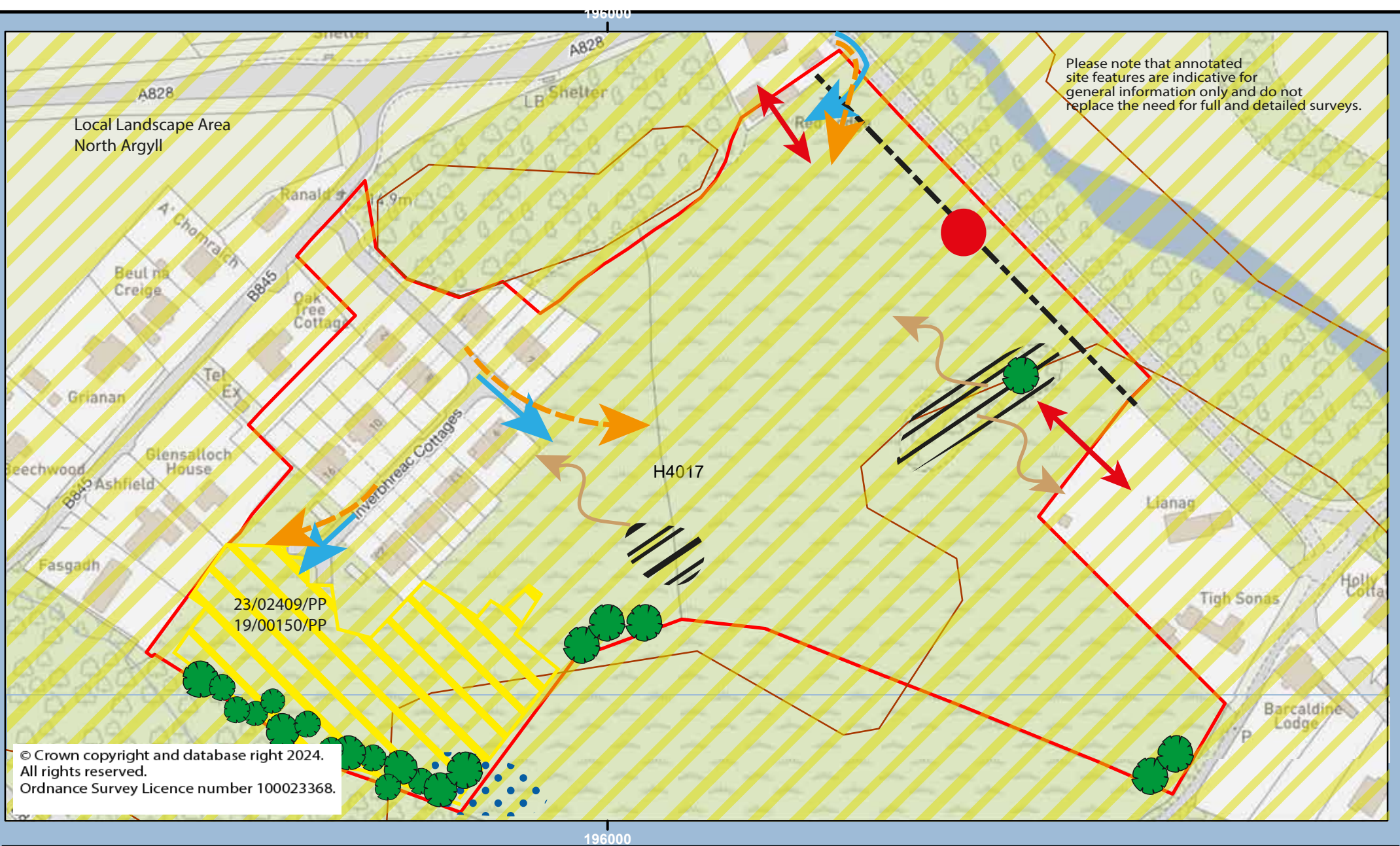
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry</li><li>• Waste Water Treatment Works – Growth Project required.</li><li>• Waste Water Network – Site is considerable distance from public network. Any installation of network from the site to the public sewer must be funded and carried out by the developer. Costs may not be fully covered by Scottish Water's Reasonable Cost Contribution Scheme.</li><li>• Potential Asset Conflict – Water infrastructure crosses through the middle of this site. Early engagement with Scottish Water is required.</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li><li>• 20 units completed as at April 2024. 30 units remaining of LDP2 identified capacity.</li></ul>



H4017 Barcaldine

0 25 50 100  
Metres





**H4018: Tobermory - Baliscate**

LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Status
30	25%	Landowner/Developer Scottish Water	Short / Medium	Majority of site (including indicative layouts for phases 2 and 3) covered under consent 21/02049/PP

**ACTIONS**

- Water Treatment Works – On going growth project
- Water Network – Flow and Pressure Test and Water Impact Assessment required
- Waste Water Treatment Works - Growth project is required
- Waste Water Network – Early engagement with Scottish Water via Pre Development Enquiry required to determine whether further network studies such as Drainage Impact Assessment are required
- Nature Conservation Constraint – check for European protected species (otters)

**H4019: Port Appin**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
2.24ha	30	25%	Landowner/Developer Scottish Water	Short / Medium	OLI	Lorn and the Inner Isles	Settlement Area	Port Appin	Strath of Appin Primary School	Oban High School

**EXISTING USE:**

Primarily vacant farm land.

**ACCESS:**

Access can be achieved from adopted road to west of allocated site.

**FLOOD RISK:**

Risk of surface water flooding indicated on SEPA maps.

**TOPOGRAPHY:**

Site is predominantly flat.

**TREES:**

Around perimeter of site including ancient and semi-ancient woodland.

**NATURAL ENVIRONMENT DESIGNATIONS:**

National Scenic Areas: Lynn of Lorn

**FORM OF DEVELOPMENT:**

Low density development to match surrounding settlement is likely to be appropriate.

**PLANNING CONSENTS:**

21/01259/PP – Erection of 6 dwellinghouses and formation of vehicular access – Approved. Part of phased development. Masterplan has been submitted as part of proposal

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry.</li><li>• Waste Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry.</li><li>• Waste Water Network – site is considerable distance from public network. Any installation of network from the site to public sewer requires to be funded and carried out by the developer. Costs may not be fully covered by Scottish Water's Reasonable Cost Contribution Scheme.</li><li>• Flood Risk Assessment required</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



**H4020: Kilninver**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
0.64ha	10	25%	Landowner/Developer	Medium / Long	OLI	Lorn and the Inner Isles	Settlement Area	Kilninver	Kilninver Primary School	Oban High School

**EXISTING USE:**

Grazing

**ACCESS:**

Existing access from A816 which would require to be upgraded

**FLOOD RISK:**

No flood risk indicated on SEPA flood maps

**TOPOGRAPHY:**

Fairly flat other than ditch to south

**TREES:**

One small tree on south east corner of site.

A portion of the site is designated as semi-natural ancient woodland however there appears to be no woodland on this part of the site

**NATURAL ENVIRONMENT DESIGNATIONS:**

Local Landscape Area – Knapdale/Melfort

**CONSTRAINTS:**

Power lines run around the edge of the site

Ditch / boggy area to the south of the site

#### FORM OF DEVELOPMENT:

1 ½ storey houses to the north west of the site. A similar style of development may be appropriate

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry.</li><li>• Potential biodiversity interests arising from adjacent woodland.</li><li>• Attention to be paid to any trees overhanging the site boundary with regards to habitats (e.g. bats, birds, red squirrel drays).</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



**H4021: Dalmally**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
0.92ha	16	25%	Landowner/Developer Scottish Water	Short	OLI	Lorn and the Inner Isles	Settlement Area	Dalmally	Dalmally Primary School	Oban High School

**EXISTING USE:**

Vacant Land

**ACCESS:**

Potential access from A85 to north, from existing road at pharmacy/health centre or from existing road south of A85. Roads required to be consulted at an early stage to determine best access.

**FLOOD RISK:**

Small area of site subject to risk of surface water flooding indicated on SEPA maps

**TOPOGRAPHY:**

Site is predominantly flat. Gradual sloping from south to north. No significant level change.

**TREES:**

A few trees on site which should be retained and integrated with the development.

**NATURAL ENVIRONMENT DESIGNATIONS:**

Local Landscape Area: North Argyll.



#### FORM OF DEVELOPMENT:

Low to medium density dwellings to conform with settlement form and pattern is likely to be appropriate. Each dwelling should have ample garden ground

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

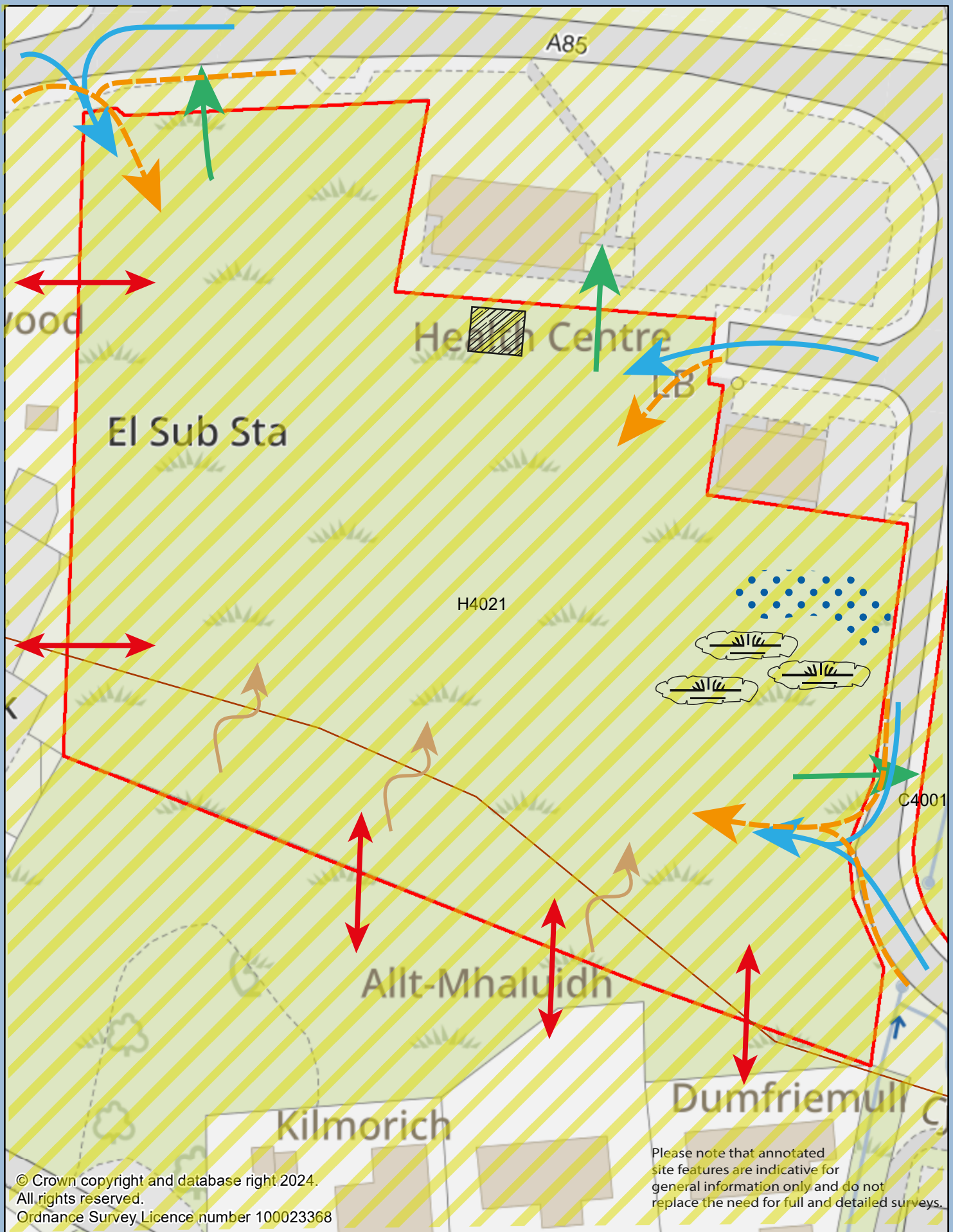
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Treatment Works - Growth Project required</li><li>• Water Network –Water Impact Assessment required</li><li>• Waste Water Treatment Works - Growth project is required</li><li>• Waste Water Network – Drainage Impact Assessment required.</li><li>• Potential Asset Constraint – Waste water infrastructure within site, Early engagement with Scottish Water is required.</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



H4021 Dalmally

0 12.5 25 50 Metres



**H4022: Craignure**

LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Status
80	25%	Landowner/Developer Scottish Water	Short / Medium / Long	Full PP on site – 22/01418/PP

**ACTIONS**

- Flood Risk Assessment required
- Water Network – flow and pressure tests required
- Waste Water Treatment Works - Growth project is required
- Drainage Impact Assessment required
- Nature Conservation Constraint – check for European protected species (otters)

**H4023: Kilmelford**

LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Status
25	25%	Landowner/Developer Scottish Water	Short / Medium	06/02223/DET is live in perpetuity

**ACTIONS**

- Flood Risk Assessment required
- Water Treatment Works - Growth Project required
- Water Network –Water Impact Assessment required
- Waste Water Treatment Works - Growth project is required
- Waste Water Network - Drainage Impact Assessment required
- Potential Asset Conflict - Water and sewer infrastructure crosses through the middle of this site, early engagement with Scottish Water is required.
- Nature Conservation Constraint – check for European protected species (otters)

**H4025: North Connel**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.17ha	8	25%	Landowner/Developer Scottish Water	Medium / Long	OLI	Lorn and the Inner Isles	Settlement Area	North Connel	Lochnell Primary School	Oban High School

**EXISTING USE:**

Vacant grassland

**ACCESS:**

New access required to be formed from adopted road to east of the site.

**FLOOD RISK:**

Risk of surface water flooding indicated on SEPA maps

**TOPOGRAPHY:**

Site is flat.

**TREES:**

Mature trees to south-east of allocated site.

Woodland along northern boundary out of settlement boundary.

**CONSTRAINTS:**

Airfield Safeguarding Zone (Oban Airport)

**FORM OF DEVELOPMENT:**

Very low density to match existing settlement is likely to be appropriate

#### CAPACITY:

As the site has capacity of over 8 units 25% affordable housing is required.

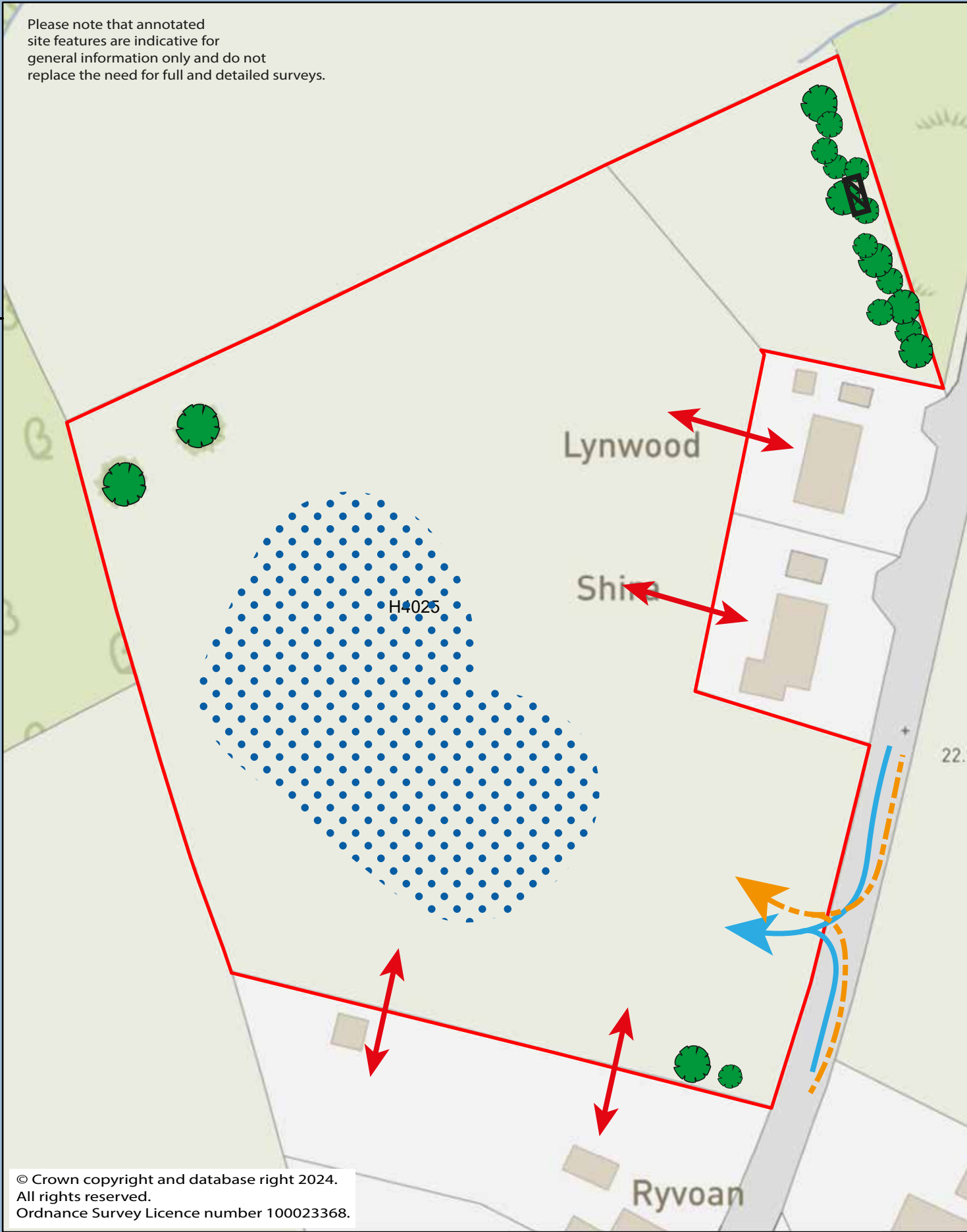
If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Waste Water Treatment Works - Growth project is required</li><li>• Waste Water Network – Drainage Impact Assessment required.</li><li>• Site access – potential visibility issues</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>

Please note that annotated site features are indicative for general information only and do not replace the need for full and detailed surveys.



© Crown copyright and database right 2024.  
All rights reserved.  
Ordnance Survey Licence number 100023368.

# H4025 North Connel



**H4026: Kilchrenan**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
0.41ha	6	100% (see notes)	Landowner/Developer Scottish Water	Short	OLI	Lorn and the Inner Isles	Settlement Area	Kilchrenan/Annat	Kilchrenan Primary School; St Columbas	Oban High School

**EXISTING USE:**

Vacant land

**ACCESS:**

Existing access into site from B845 to east of site.

**FLOOD RISK:**

Risk of river flooding indicated on SEPA maps.

**TOPOGRAPHY:**

Slopes downwards from north to south. Site is generally flat to the south.

**TREES:**

Some trees on site.

**NATURAL ENVIRONMENT DESIGNATIONS:**

North Argyll Local Landscape Area

**FORM OF DEVELOPMENT:**

Low density, 1 to 1.5 storey dwellings to match pattern and form in settlement is likely to be appropriate

**CAPACITY:**

Carried forward allocation with outstanding affordable requirement. Therefore the requirement in this allocation is for 100% affordable.



#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Network – Flow and Pressure Test and Water Impact Assessment required</li><li>• Waste Water Treatment Works - Growth project is required</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



**H4027: North Connel - Achnacree**

LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Status
7	25%	Landowner/Developer	Short	On site

ACTIONS
<ul style="list-style-type: none"><li>Nature Conservation Constraint – check for European protected species (otters)</li></ul>

**H4028: Benderloch - North**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.86ha	30	25%	Landowner/Developer Scottish Water	Short / Medium	OLI	Lorn and the Inner Isles	Settlement Area	Benderloch including Ledaig/Keil Crofts/Baravullin	Lochnell Primary School	Oban High School

**EXISTING USE:**

Vacant land. Development/buildings on allocated site to the north at Keil Gardens.

**ACCESS:**

No vehicular access into site. Access likely to be required to be achieved from Keil Gardens to the north. Early engagement with Roads would be required.

**FLOOD RISK:**

Risk of surface level flooding to north of site indicated on SEPA maps.

**TOPOGRAPHY:**

Relatively flat. Some mounds on the site but no significant level changes.

**TREES:**

Some trees on site

**CONSTRAINTS:**

Class 3 Radon affected area

**FORM OF DEVELOPMENT:** Low density to reflect surrounding settlement pattern.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

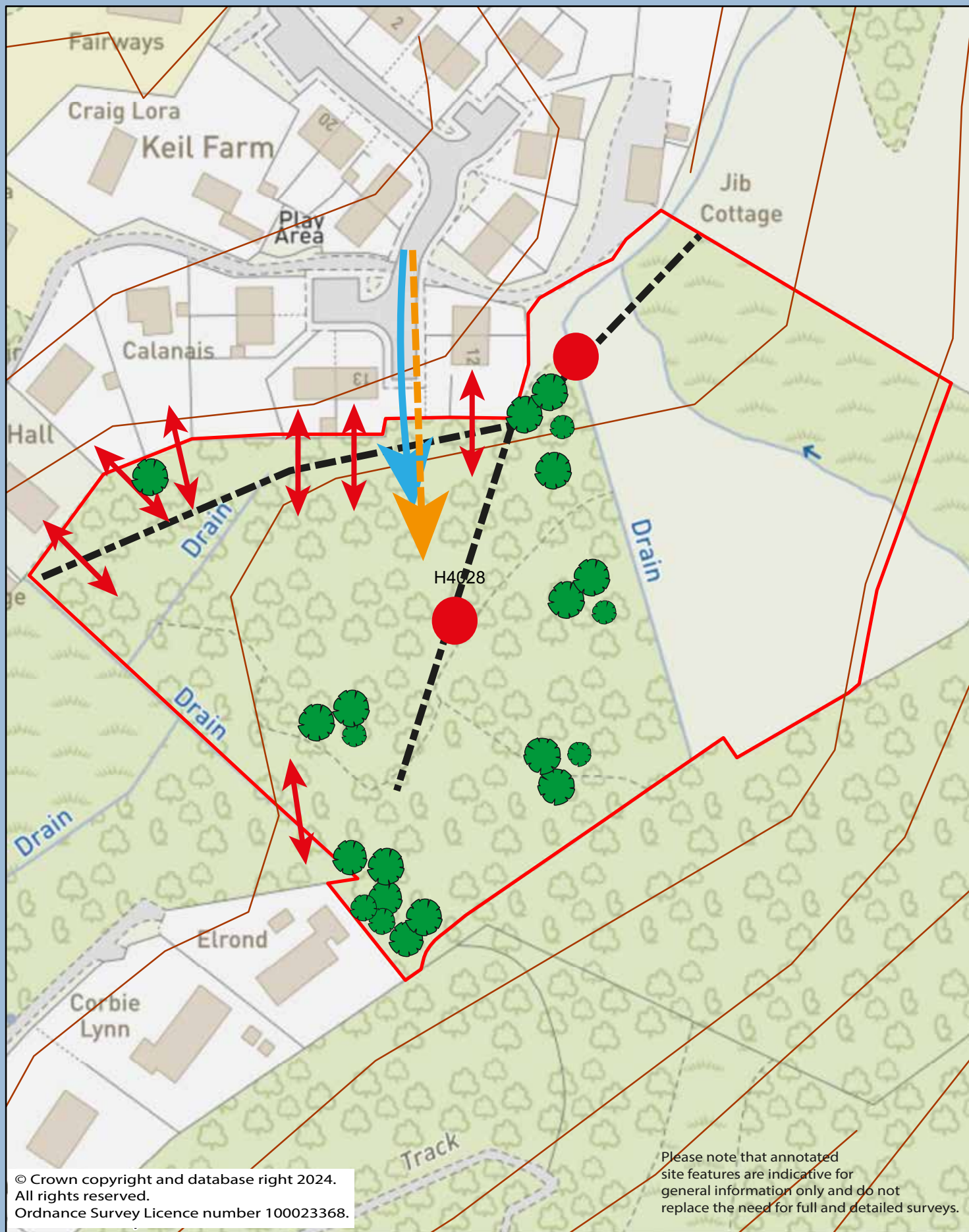
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Waste Water Treatment Works - Growth project is required</li><li>• Waste Water Network - Drainage Impact Assessment/ Network Impact Assessment required</li><li>• Potential Asset Conflict – Waste water infrastructure locates within site. Early engagement with Scottish Water required.</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



© Crown copyright and database right 2024.  
All rights reserved.  
Ordnance Survey Licence number 100023368.

Please note that annotated  
site features are indicative for  
general information only and do not  
replace the need for full and detailed surveys.

H4028 Benderloch

0 15 30 60  
Metres



**H4029: Kilmore - Barran**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
2.03ha	16	25%	Landowner/Developer	Short / Medium	OLI	Lorn and the Inner Isles	Settlement Area	Kilmore / Barran	Rockfield ; St Columbus	Oban High School

**EXISTING USE:**

Grazing

**ACCESS:**

Existing access from Barran to south of site. This is a single track road with no footpaths

**FLOOD RISK:**

Risk of SEPA river flooding over north west corner of site

**TOPOGRAPHY:**

Relatively flat

**TREES:**

None on site.

Trees between site and roads will reduce the visual impact of the development to a degree.

**FORM OF DEVELOPMENT:**

Detached bungalows in the area. Previous consent for 16 units (including 6 affordable) appears to be a broadly suitable form and layout, however greenspace will require to be incorporated as per LDP2 policy 68

**PLANNING CONSENTS:**

Whilst a Notification of Initiation of Development was submitted in 2017 in relation to 16/03074/PP, no material start appears to have been made on site (site visit March 2024)

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

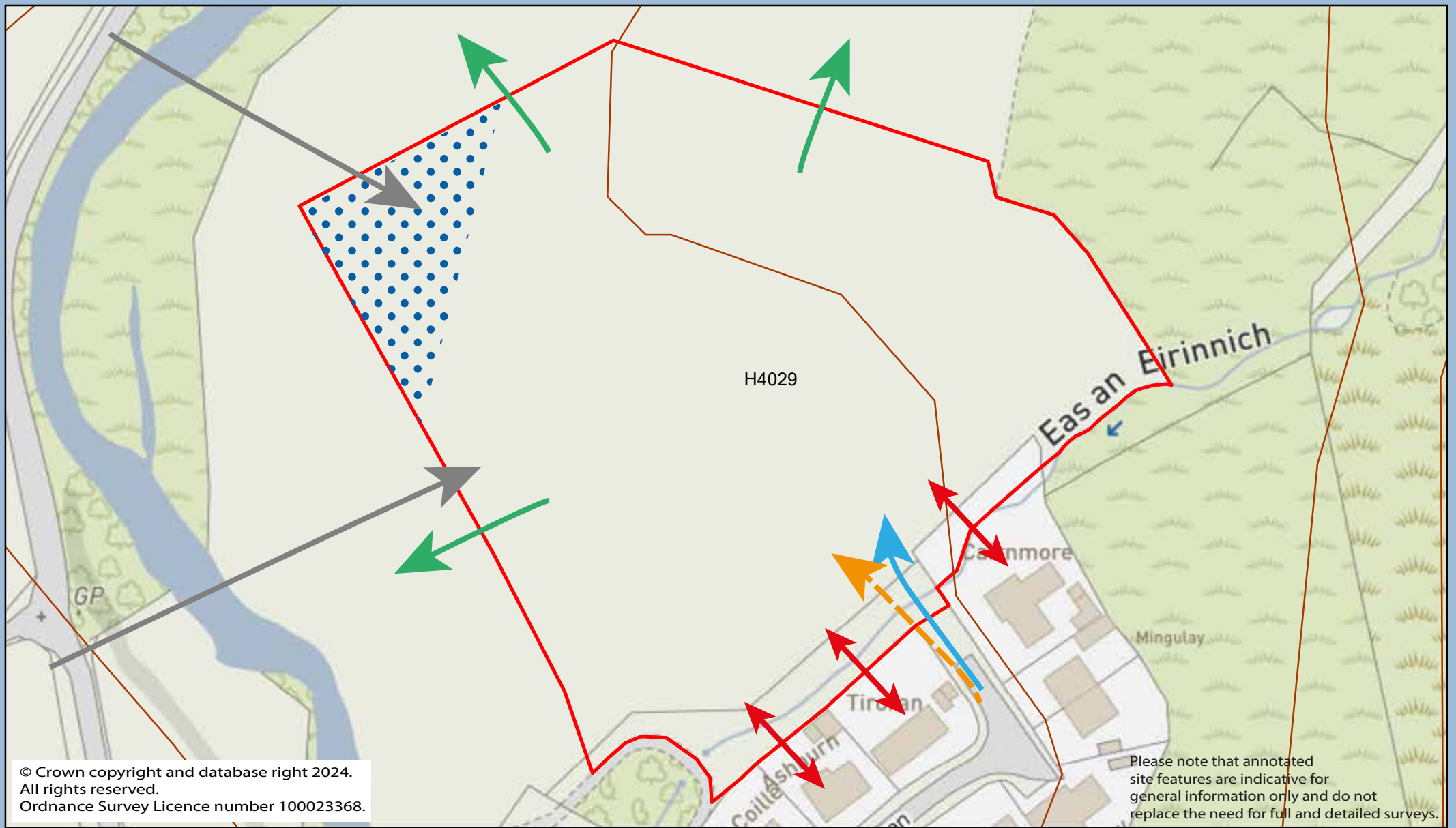
If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Potential Asset Conflict – Waste Water infrastructure located within site. Early engagement with Scottish Water is required.</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>





H4029 Kilmore - Barrans

0 15 30 60 Metres



**H4030: Salen - South**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.75ha	20	25%	Landowner/Developer Scottish Water	Short / Medium / Long	OLI	Mull and Iona	Settlement Area	Salen	Salen	Tobermory High School

**EXISTING USE:**

Rough grassland / scrub

**ACCESS:**

Access from B8035. No footpath to west side of road.

**FLOOD RISK:**

Risk of both river and surface water flooding on parts of the site indicated on SEPA flood maps. A Flood Risk Assessment will be required as well as discussions with SEPA and Scottish Water.

**TOPOGRAPHY:**

Fairly flat but rough ground.

**TREES:**

Ancient woodland to east of site but not within boundary

Small trees / shrubs scattered across site

**CONSTRAINTS:**

Peat class 1 on small portion of site.

Powerlines running across site.

**FORM OF DEVELOPMENT:**

Modern 1 ½ storey houses on opposite side of B8035 – a similar style could be suited here.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

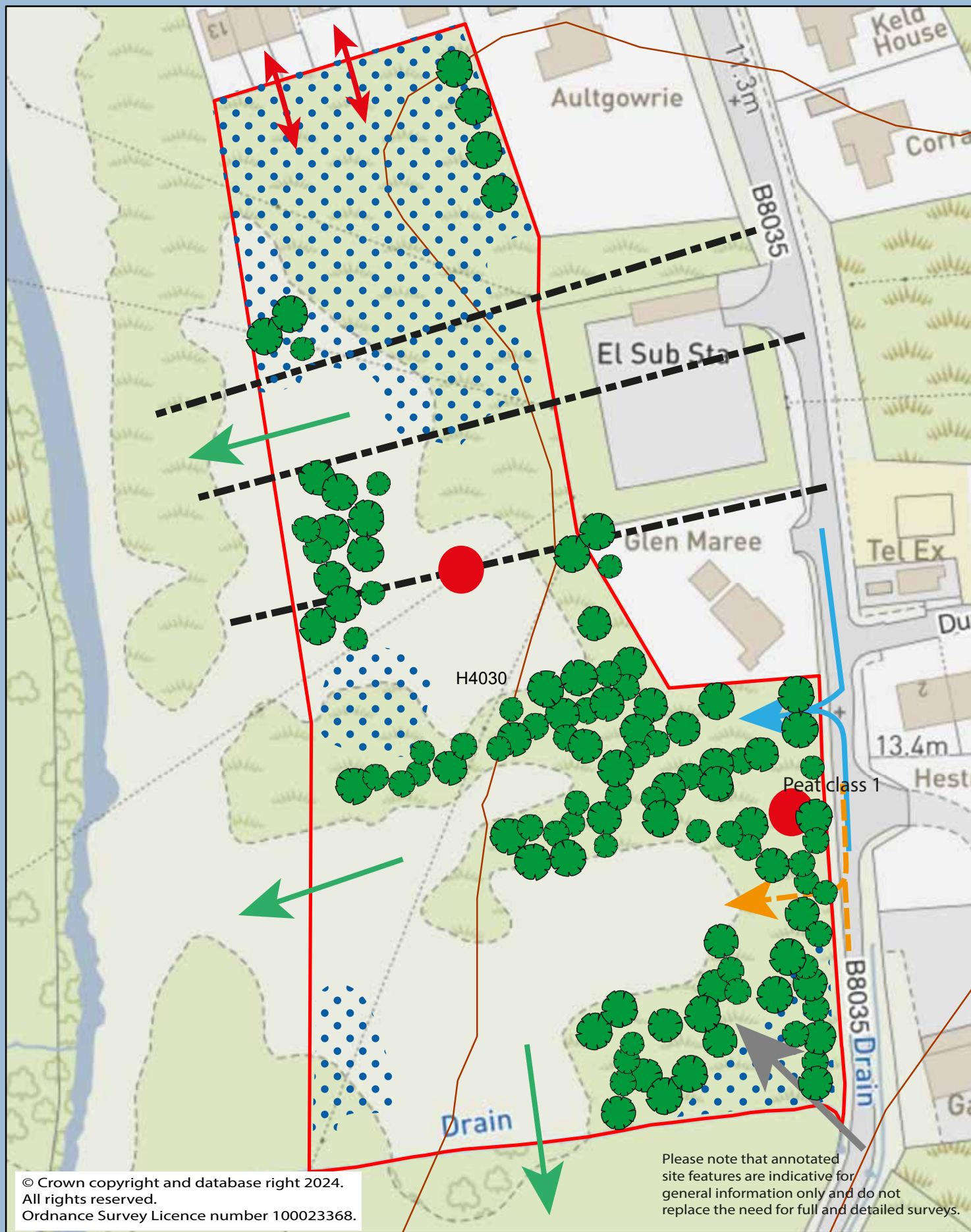
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Treatment Works – ongoing growth project.</li><li>• Water Network – Flow and Pressure Test and Water Impact Assessment required</li><li>• Waste Water Treatment Works – Growth Project</li><li>• Waste Water Network - Drainage Impact Assessment required</li><li>• Assess impact on trees/woodland – Mature Woodland, layout should seek to minimise tree loss and include appropriate planting as part of green infrastructure provision</li><li>• Potential for bat roosts in trees, bat survey may be required</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li><li>• Refer to policy 77 – woodland resources</li></ul>



H4030 Land situated west of B8035  
(south of Glen Maree), Aros,  
Salen, Mull

0 15 30 60  
Metres



**H4031: Dalmally**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
5.9ha	49	25%	Landowner/Developer Scottish Water	Short / Medium	OLI	Lorn and the Inner Isles	Settlement Area	Dalmally	Dalmally; St Columbus	Oban High School

**EXISTING USE:**

Vacant land

**ACCESS:**

Existing vehicular access can be achieved from A85 to north of site.

**FLOOD RISK:**

Small watercourse runs through the site to north/west. Small portion of site subject to high likelihood of river flooding.

**TOPOGRAPHY:**

Site gradually slopes downwards from south to north. Some areas of site are flat. No drastic change of level throughout site.

**TREES:**

Trees to north of site.

**NATURAL ENVIRONMENT DESIGNATIONS:**

North Argyll Local Landscape Area

**CONSTRAINTS:**

Existing telephone line to north of the site.

**FORM OF DEVELOPMENT:**

Low to medium density to conform with settlement pattern. Dwellings should be no more than two storeys in height and should have ample garden ground

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

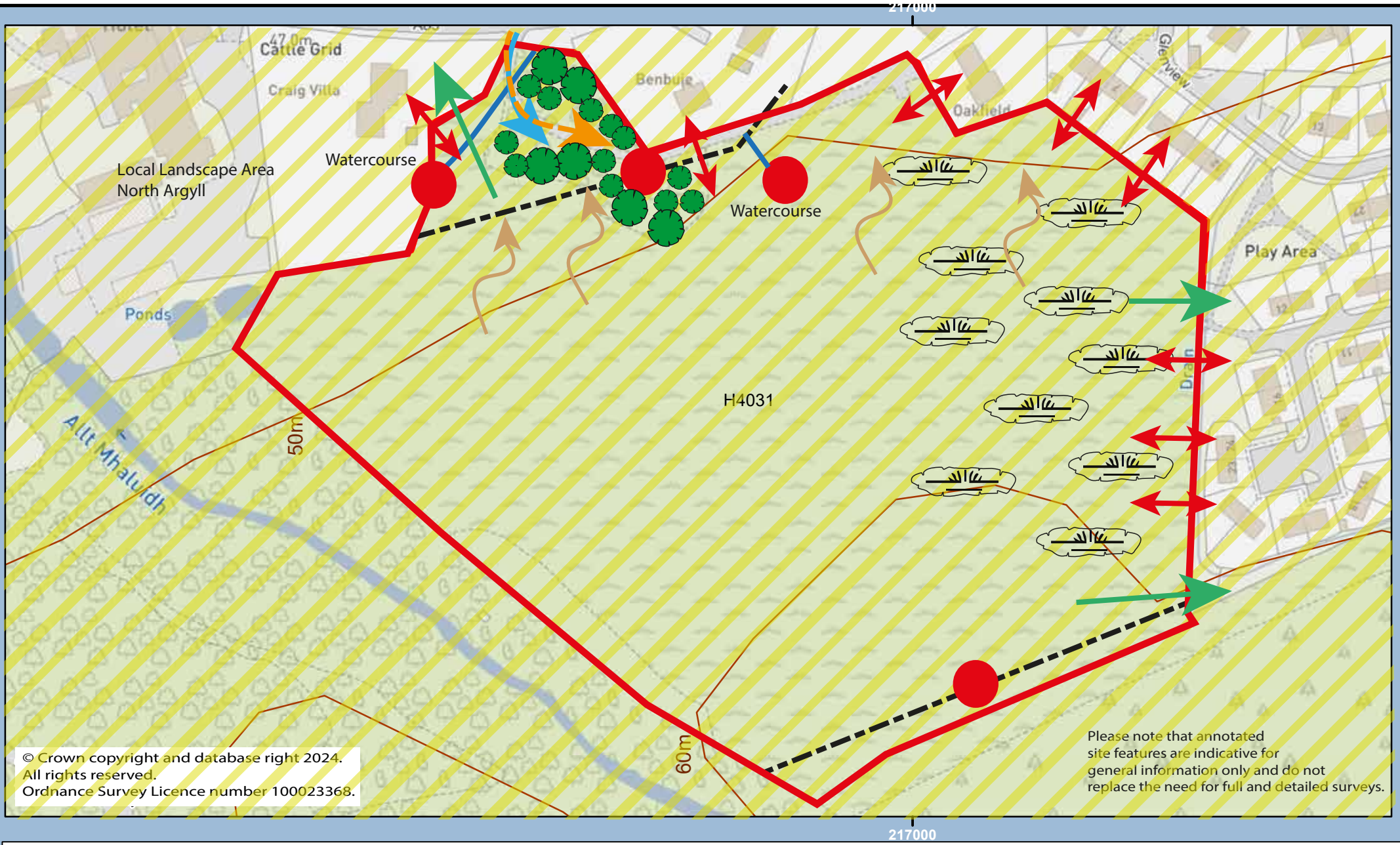
If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Treatment Works - Growth Project required</li><li>• Water Network –Water Impact Assessment required</li><li>• Waste Water Treatment Works - Growth project is required</li><li>• Waste Water Network – Drainage Impact Assessment required</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>





© Crown copyright and database right 2024.  
All rights reserved.  
Ordnance Survey Licence number 100023368.

Please note that annotated  
site features are indicative for  
general information only and do not  
replace the need for full and detailed surveys.

## H4031 Dalmally



**H4032: Lochdon - South**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.22ha	12	25%	Landowner/Developer	Medium / Long	OLI	Mull and Iona	Settlement Area	Lochdon	Lochdonhead	Tobermory High School

**EXISTING USE:**

Rough grassland

**ACCESS:**

Access from A849

**FLOOD RISK:**

Risk of surface water flooding on central part of the site indicated on SEPA flood maps.

**TOPOGRAPHY:**

Slopes gently away from the road.

**TREES:**

Trees mainly around the site boundary with some small trees scattered throughout.

**NATURAL ENVIRONMENT DESIGNATION:**

Local Nature Conservation Site (Lochdon) to east of site (outwith boundary)

**CONSTRAINTS:**

Peat class 3 over whole of site

**FORM OF DEVELOPMENT:**

There may be a need to protect against sporadic low density development – will require a co-ordinated approach to meet housing needs and contribute towards future island growth.



#### PLANNING CONSENTS:

No live consents (outline consent was granted in 2013 for 7 dwellinghouses – 12/02495/PPP) however a higher density may be preferable to meet housing needs

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

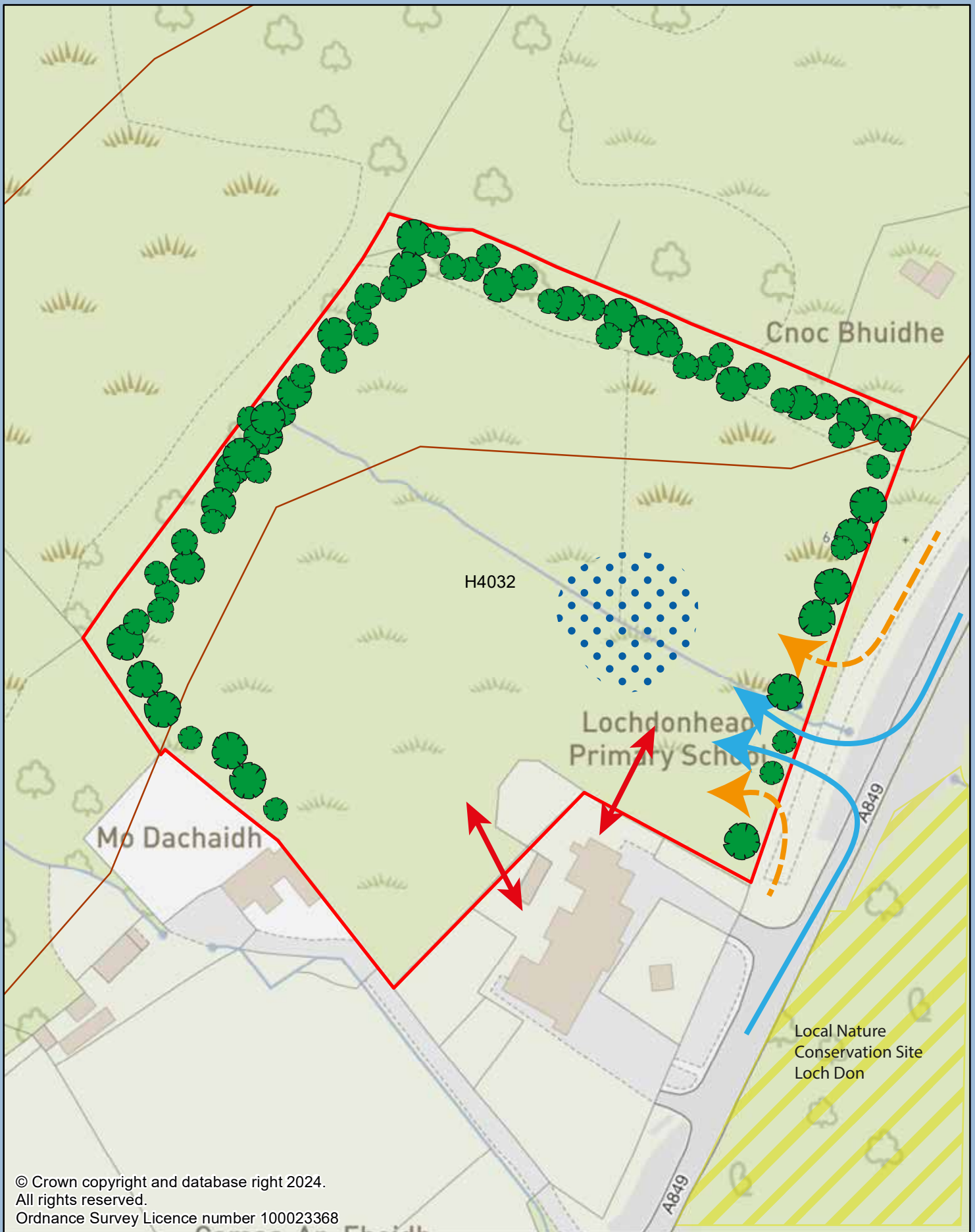
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Network – Flow and pressure tests required.</li><li>• Site approximately 200m from covered service reservoir tank. Early engagement with Scottish Water required.</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



H4032 Lochdon South

0 12.5 25 50  
Metres



**H4035: Benderloch – Keil Farm**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
1.06ha	20	25%	Landowner/Developer Scottish Water	Short / Medium	OLI	Lorn and the Inner Isles	Settlement Area	Benderloch including Ledaig/Keil Crofts/Baravullin	Lochnell Primary School	Oban High School

**EXISTING USE:**

Vacant land

**ACCESS:**

Access can be gained from creating new access of A828 to west. Upgrade would be required to obtain access into the site from Keil Gardens to south.

**FLOOD RISK:**

Risk of surface water flooding indicated on SEPA maps

**TOPOGRAPHY:**

Site is predominantly flat.

**TREES:**

Trees and shrubs around perimeter of site.

Small trees in centre of site.

**CONSTRAINTS:**

Class 3 Radon affected area

**FORM OF DEVELOPMENT:**

Low density development to match surrounding settlement.

**PLANNING CONSENTS:**

No live consents (outline consent was granted in 2013 for 7 dwellinghouses – 12/02495/PPP) however a higher density may be preferable to meet housing needs

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Water Treatment Works – Early engagement with Scottish Water required</li><li>• Waste Water Treatment Works - Growth project is required</li><li>• Wste Water Network - Drainage Impact Assessment required</li><li>• Potential Asset Conflict – Waste water infrastructure in site. Early engagement with Scottish Water required.</li></ul>



**H4036: Iona – Baile Mor**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
0.16ha	4	100%	Landowner/Developer Scottish Water	Short	OLI	Mull and Iona	Settlement Area	Baile Mor	Iona	Oban High School

**EXISTING USE:**

Field – grazing land

**ACCESS:**

Access from single track road (which is a core path C483(e)). There is one access gate into the site existing but with no formed access road so there is flexibility in terms of where the access is taken from this road. It may be suitable to provide direct access from the single track road to each property. However the road is not adopted.

**FLOOD RISK:**

No flood risk indicated on SEPA maps. A minor watercourse flows along the site boundary which could represent a potential flood risk. A basic Flood Risk Assessment, consisting of topographic information in the first instance and a detailed layout plan will be required. Waste water drainage hotspot

**TOPOGRAPHY:**

Flat

**TREES:**

None

**BUILT ENVIRONMENT DESIGNATIONS:**

Iona Conservation Area CA468 (subject to Article 4 Direction)

Scheduled Monument SM90350 Iona Nunnery (setting)

Scheduled Monument SM12968 and A-listed LB12310 Iona Abbey (setting) which is considered to have a wide setting due to its nature and significance

#### CONSTRAINTS:

Overhead lines running across west of site

HIE fragile area

Peat category 2 within buffer zone but not within allocation area

Potential servicing constraint identified by National Trust

100% affordability requirement

Representation received during MIR re corncrakes – further surveys / consultations required

#### FORM OF DEVELOPMENT:

Recently built Iona Village Hall sits to the immediate north of the property which was designed to be contemporary but complimentary to the Nunnery. Any proposal on this site must include a comprehensive Design Statement due to its location in the conservation area which should include a detailed analysis of massing, forms and materials and consider how the development would be viewed from the ferry as well as from the Nunnery

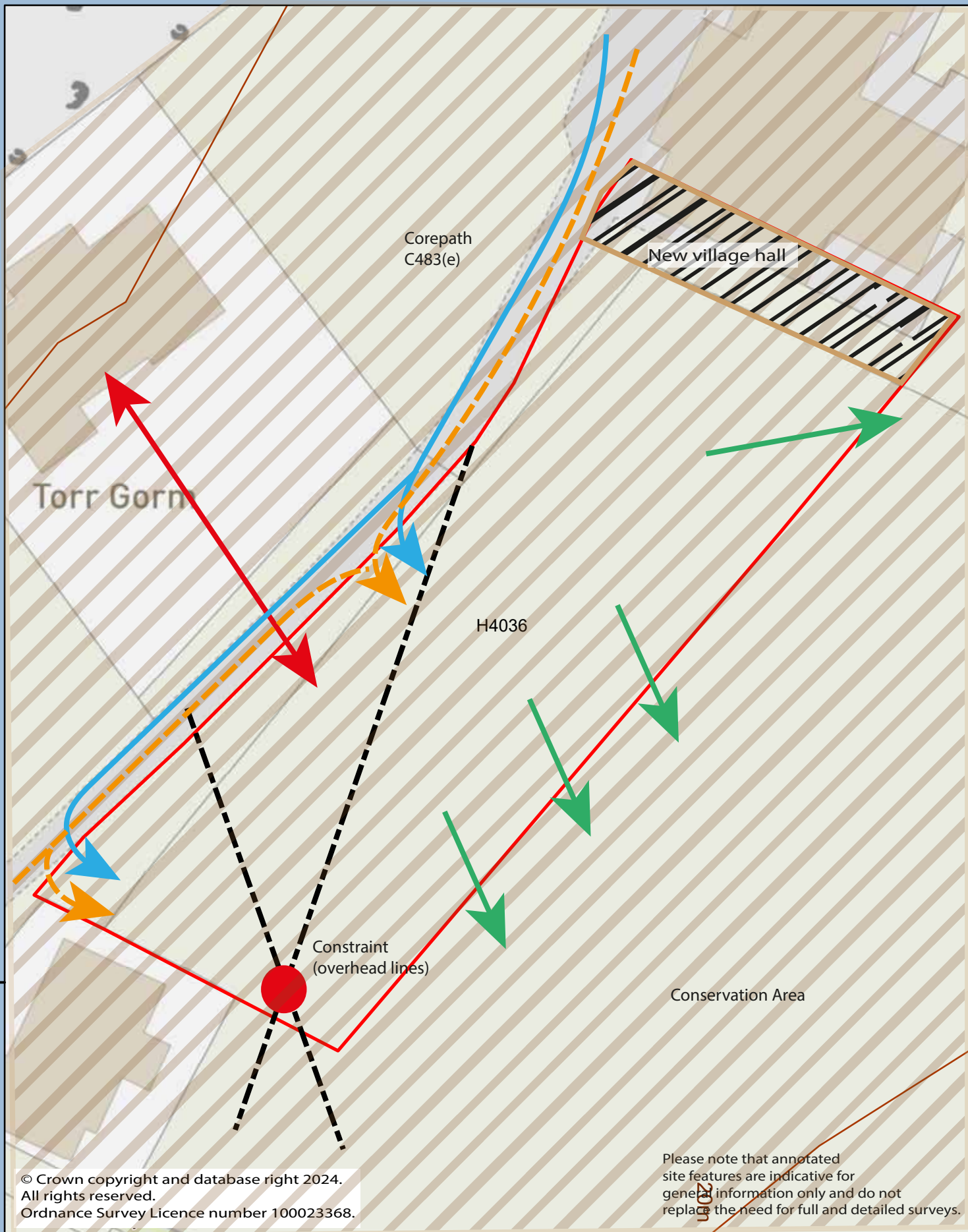
#### CAPACITY:

This is a smaller scale allocation in an island settlement with limited options for affordable housing in an area of identified need. The affordable requirement on this allocation is therefore 100%.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Flood Risk Assessment required</li><li>• Water Treatment Works – Growth Project required</li><li>• Water network – flow and pressure test required.</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>



H4036 Iona - Baile Mor

0 5 10 20  
Metres





**H4037: Taynuilt**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
3.28ha	13	25%	Landowner/Developer	Short / Medium / Long	OLI	Lorn and the Inner Isles	Settlement Area	Taynuilt	Taynuilt Primary	Oban High School

**EXISTING USE:**

Vacant farmland/woodland

**ACCESS:**

Access into the site from A85 to south. Site includes section of existing access into cemetery. The road is council owned and would require an upgrade should the site be developed.

**FLOOD RISK:**

Small portion of site may be subject to risk of flooding as indicated on SEPA maps.

**TOPOGRAPHY:**

Site is predominantly flat with some areas of gradual sloping.

**TREES:**

Ancient woodland to north of site (Ardchattan & Muckairn).

Large coverage of trees on the site. Site to west potentially undevelopable due to coverage.

**BUILT ENVIRONMENT DESIGNATIONS:**

It is located in the vicinity of the following the scheduled monuments: Nelson Monument, inscribed stone, Taynuilt (Index No. 4077) & Taynuilt, Old Parish Church of Muckairn, tombstones and burial ground (Index No. 3762).

**NATURAL ENVIRONMENT DESIGNATIONS:**

Ancient woodland to north of site (Ardchattan & Muckairn).

#### FORM OF DEVELOPMENT:

Low density housing to conform with pattern and form of existing settlement is likely to be appropriate. Consideration must be given to sensitive location of church and cemetery to west/south of the site.

#### CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Water Treatment Works – Early engagement with Scottish Water required.</li><li>• Water Network – Flow and Pressure Test and Water Impact Assessment required</li><li>• Waste water treatment Works – Early engagement with Scottish Water required.</li><li>• Waste Water Network – nearby. Any connections would be for foul only and surface water should be discharged to nearby watercourses.</li><li>• Access - Trunk Road access. Early engagement over the access strategy would be required with Transport Scotland. Access may require to be shared with the adjacent Cemetery access or a new access may be required to serve both sites. Potential constraints within site Local Roads Authority should be consulted.</li><li>• Assess impact on trees/woodland - Mature woodland</li><li>• Adjacent to Ancient Semi-Natural Woodland</li><li>• Potential for bat roosts in trees, bat survey may be required</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li><li>• As there is the potential for an adverse impact on the settings of Scheduled monuments, HES would welcome early consultation on this site.</li></ul>



**H4040: Dervaig**

Site Size	LDP2 Capacity	Minimum affordable requirement	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
0.74ha	16 (see notes below)	25%	Landowner/Developer Scottish Water	Short / Medium	OLI	Mull and Iona	Settlement Area	Dervaig	Dervaig Primary School	Tobermory High School

**EXISTING USE:**

Grazing

**ACCESS:**

Vehicular and pedestrian access from B8073 (single track with no footpaths). There is an existing farm gate.

**FLOOD RISK:**

None indicated on SEPA maps

**TOPOGRAPHY:**

Relatively flat

**TREES:**

Some mature trees on site

**BUILT ENVIRONMENT DESIGNATIONS:**

Immediately adjacent to Dervaig Conservation Area (setting)

B-listed Kilmore Church (setting)

C-listed Bellachroy Hotel (setting)

**FORM OF DEVELOPMENT:**

Both traditional and modern 1 ½ storey detached houses in vicinity of the site.

#### CAPACITY:

The capacity noted would give a high density in relation to the immediate surrounding area – number of units may need to be reviewed.

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

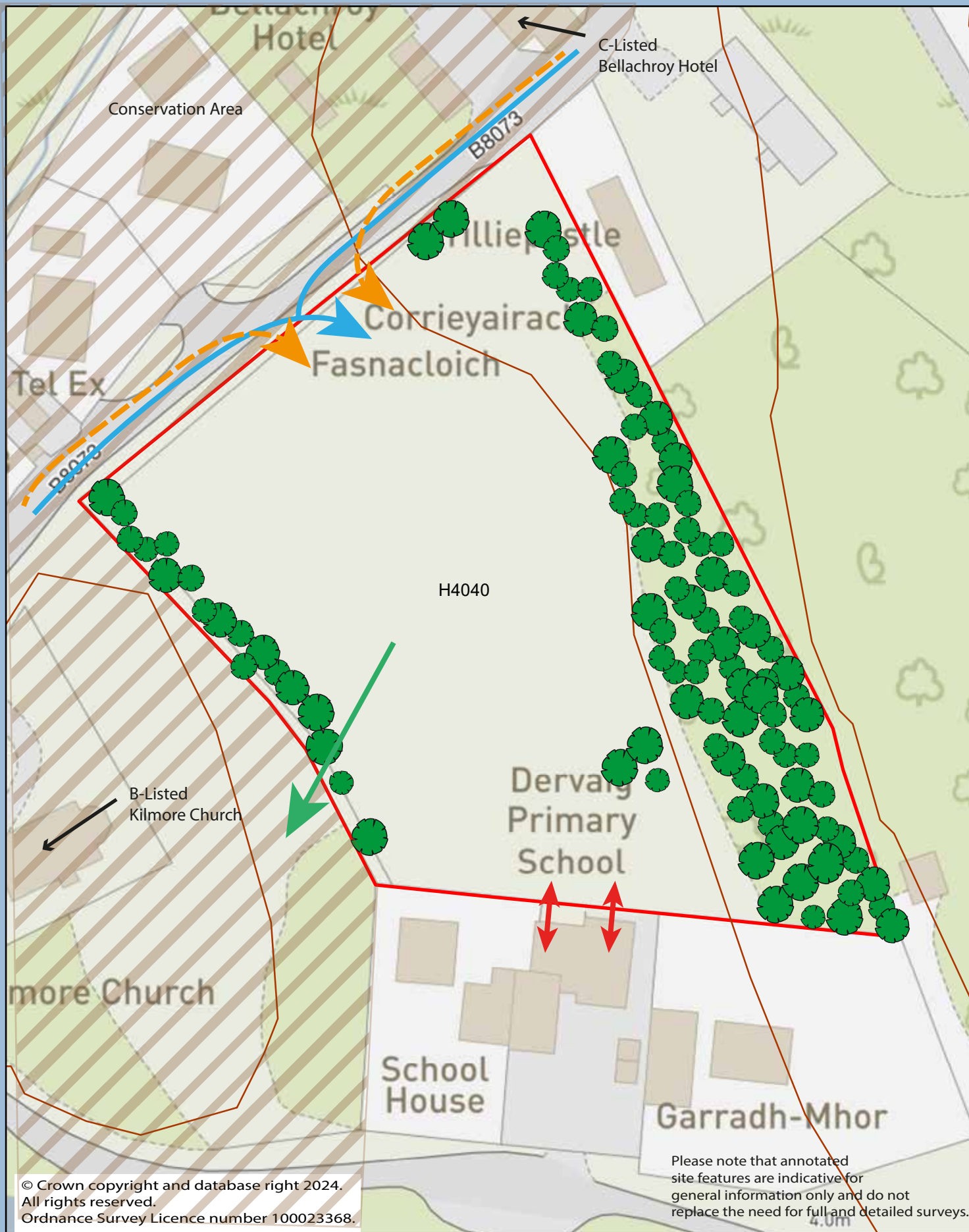
If a phased approach is proposed, these points should be addressed within the initial phase.

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS
<ul style="list-style-type: none"><li>• Water Treatment Works – Growth Project required</li><li>• Water Network – Water Impact Assessment required</li><li>• Waste Water Treatment Works – Growth Project required</li><li>• Waste Water Network - Drainage Impact Assessment required</li><li>• Potential Asset Conflict – 90mm HPPE raw main &amp; 90mm HPPE water main in site boundary. Early engagement with Scottish Water required.</li><li>• Nature Conservation Constraint – check for European protected species (otters)</li></ul>





## H4040 Dervaig - Church Field

0 10 20 40 Metres



## Business and Industry Allocations

Ref	Site Address	Site Size (Ha)	Allocated Uses	Responsible/Lead	Timescale
B1001	Sandbank - Upper	6.20	Strategic Economic Investment Location for Industry, Business and Storage	HIE	Short /Medium/Long Term
	Actions: Flood Risk Assessment required Water Impact Assessment will be required, which may result in network mitigations in order to maintain existing customer service. Ensure no detrimental impact on woodland adjoining the site, some of which is shown on the Ancient Woodland Inventory. Nature Conservation Constraint – check for European protected species (otters)				
B1002	Sandbank - High Road	8.40	Strategic Economic Investment Location for Industry, Business and Storage	HIE	Short /Medium/Long Term
	Actions: Water Impact Assessment will be required, which may result in network mitigations in order to maintain existing customer service. Ensure no detrimental impact on woodland adjoining the site, some of which is shown on the Ancient Woodland Inventory. Nature Conservation Constraint – check for European protected species (otters)				
B2001	Helensburgh - Craigendoran	3.80	Business (Use Class 4), Hotel (Use Class 7) and ancillary employment related uses	Landowner/Developer	Short /Medium/Long Term
	Actions: Flood Risk Assessment required  Project Level Habitats Regulation Appraisal required Due to the proximity of this site to an SPA developers will need to provide sufficient environmental information to allow the Planning Authority (in consultation with NatureScot) to complete a Habitats Regulations Appraisal. For planning permission to be granted, development must ensure that there would be no adverse effect on the Inner Clyde Special Protection Area/Ramsar site, either alone or in combination with other plans or projects through factors such as construction and operational disturbance (including				

Ref	Site Address	Site Size (Ha)	Allocated Uses	Responsible/Lead	Timescale
	noise, vibration, timing of construction works relative to the bird wintering period, and timing of construction works relative to other projects that affect the SPA Water Impact Assessment will be required, which may result in network mitigations in order to maintain existing customer service. Nature Conservation Constraint – check for European protected species (otters) Roads – access on the A814 is possible – exact locations with suitable sightlines need to be established.				
B3002	Inveraray - East	0.70	Industry, Business, Storage and Utilities	Landowner/Developer	Short /Medium/Long Term
	Actions: Flood Risk Assessment required Water Impact Assessment will be required, which may result in network mitigations in order to maintain existing customer service. Assess impact on trees/woodland – Mature Woodland Potential for bat roosts in trees, bat survey may be required Nature Conservation Constraint – check for European protected species (otters) Site access would have to remain private. Transport Scotland should comment on connection to A83 Trunk Road				
B3003	Lochgilphead - Achnabreck	4.30	Industry, Storage and biomass related developments	Landowner/Developer	Short /Medium/Long Term
	Actions: Water Impact Assessment will be required, which may result in network mitigations in order to maintain existing customer service. Nature Conservation Constraint – check for European protected species (otters)				
B3004	Bridgend, Islay	6.50	Industry, Business and Storage	Landowner/Developer	Short /Medium/Long Term
	Actions: Flood Risk Assessment required Water Impact Assessment will be required, which may result in network mitigations in order to maintain existing customer service. Assess impact on trees/woodland - site edges Potential for bat roosts in trees, bat survey may be required Nature Conservation Constraint – check for European protected species (otters)				



Ref	Site Address	Site Size (Ha)	Allocated Uses	Responsible/Lead	Timescale
B3005	Glenegedale, Islay	4.60	Industry, Business, Storage and Airport Related	Landowner/Developer	Short /Medium/Long Term
	Actions: Flood Risk Assessment required Water Impact Assessment will be required, which may result in network mitigations in order to maintain existing customer service. Nature Conservation Constraint – check for European protected species (otters)				
B3006	Campbeltown - Snipefield	0.70	Industry, Business and Storage	HIE	Short /Medium/Long Term
	Actions: Flood Risk Assessment required Note Campbeltown Flood Protections Scheme approved adjacent to site Water Impact Assessment will be required, which may result in network mitigations in order to maintain existing customer service. Nature Conservation Constraint – check for European protected species (otters)				
B3007	Tarbert - Glasgow Road	7.20	Industry, Business and Storage	Landowner/Developer	Short /Medium/Long Term
	Actions: Flood Risk Assessment required Water Impact Assessment will be required, which may result in network mitigations in order to maintain existing customer service. <a href="#">Early engagement with Transport Scotland regarding access strategy required</a> Nature Conservation Constraint – check for European protected species (otters)				
B3008	Inveraray - South	0.40	Industry, Business, Storage and Utilities	Landowner/Developer	Short /Medium/Long Term
	Actions: Flood Risk Assessment required Water Impact Assessment will be required, which may result in network mitigations in order to maintain existing customer service. Assess impact on trees/woodland. – Mature Woodland Potential for bat roosts in trees, bat survey may be required. Site access would have to remain private. Transport Scotland should comment on connection to A83 Trunk Road Nature Conservation Constraint – check for European protected species (otters)				

Ref	Site Address	Site Size (Ha)	Allocated Uses	Responsible/Lead	Timescale
B4001	Oban South adj Livestock Centre	7.10	Industry, Business and Storage	Landowner/Developer	Short /Medium/Long Term
	Actions: Flood Risk Assessment required Water Impact Assessment may be required, which may result in network mitigations in order to maintain existing customer service. Nature Conservation Constraint – check for European protected species (otters) Potential road constraint - The site is off the A816 Oban-Lochgilphead road within a 60mph speed limit. Any potential major development will increase already heavy traffic from south in to Oban. Existing road access is uitable. New development road will be required Potential for deep peat				
B4002	Oban South Glenshellach	3.70	Industry, Business and Storage	Landowner/Developer	Short /Medium/Long Term
	Actions: Flood Risk Assessment required Water Impact Assessment may be required, which may result in network mitigations in order to maintain existing customer service. Nature Conservation Constraint – check for European protected species (otters) Major road constraint - The site is off the UC132 Glengallan Road within a 30mph speed limit. There is a spur from the current roundabout, however there have been issues regarding current industrial usage. This will also create additional traffic.				
B4004	Tobermory, west of	3.30	Industry, Business and Storage	Landowner/Developer	Short /Medium/Long Term
	Actions: Flood Risk Assessment required Water Impact Assessment will be required, which may result in network mitigations in order to maintain existing customer service. Nature Conservation Constraint – check for European protected species (otters)				
B4006	Dunbeg - Dunstaffnage	1.60	Strategic Economic Investment Location: Business, Research and Education	Landowner/Developer	Short /Medium/Long Term
	Actions: Flood Risk Assessment required Water Impact Assessment may be required, which may result in network mitigations in order to maintain existing customer service. Nature Conservation Constraint – check for European protected species (otters)				

Ref	Site Address	Site Size (Ha)	Allocated Uses	Responsible/Lead	Timescale
B4007	Oban - Glengallan Road	3.90	Industry, Business and Storage	Landowner/Developer	Short /Medium/Long Term
	Actions: Flood Risk Assessment required Water Impact Assessment may be required, which may result in network mitigations in order to maintain existing customer service. Nature Conservation Constraint – check for European protected species (otters)				
B4008	Lochdon, Torosay, Mull	5.80	Industry, Business and Storage	Landowner/Developer	Short /Medium/Long Term
	Actions: Flood Risk Assessment required Water Impact Assessment will be required, which may result in network mitigations in order to maintain existing customer service. Nature Conservation Constraint – check for European protected species (otters) Area of Cat 2 peat				
B4009	North Connel - Airfield	3.30	Industry, Business, Storage and Airport Related Uses	ABC	Short /Medium/Long Term
	Actions: Flood Risk Assessment required Water Impact Assessment may be required, which may result in network mitigations in order to maintain existing customer service. Nature Conservation Constraint – check for European protected species (otters) Potential for deep peat				

## Community Facilities Allocations

Community Facilities Allocations					
Ref	Site Address	Site Size (ha)	Allocated Use	Responsible/Lead	Timescale
C2001	Helensburgh Pierhead	2.90	Swimming pool, community leisure facility, open space, town centre parking with up to 2700m <sup>2</sup> retail use, pier	ABC	Short/Medium Term
	Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters) Access Plan required				
C3002	Ford – North	2.10	Community uses	Landowner/Community	Short /Medium/Long Term
	Actions: The monument comprises a Bronze Age burial cairn which is situated in a pasture field 60m to the E of the Forestry Houses, measuring 8m in diameter and 0.7m in height. It has been slightly quarried on the NW arc. There is the potential for a significant adverse impact on the setting of the monument, but this could be mitigated to some degree through sensitive design and restricting the area of the allocation to be developed. HES therefore encourage early consultation on this site.				
C3003	Home Farm, Lochgilphead	7.00	Community Use	ABC/Community	Short/Medium Term
	Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters) Access Plan required Major road constraint – this site is remote from public road. The cost of constructing a road to adoptable standard would be substantial.				
C3004	Clock Lodge, Lochgilphead	1.30	Community Facilities, tourism and recreation	Landowner/Community	Short Term
	Actions: Flood Risk Assessment required				

Community Facilities Allocations					
Ref	Site Address	Site Size (ha)	Allocated Use	Responsible/Lead	Timescale
	Nature Conservation Constraint – check for European protected species (otters) Access Plan required Refer to policy 77 – woodland resources				
C3005	Kilmory, Lochgilphead	4.00	Community Use	Landowner/Community	Short/Medium Term
	Actions: Flood Risk Assessment required Assess impact on trees/woodland – Mature Woodland. Potential for bat roosts in trees, bat survey may be required. Sits within Strategic Masterplan (SM3002) area to allow consideration of wider issues Nature Conservation Constraint – check for European protected species (otters) Access Plan required				
C3006	Bowmore – Shore Street	1.10	Community uses related to St Columba Centre	Landowner	Short/Medium Term
	Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters)				
C4001	Dalmally	2.10	Sports pitch	Landowner	Short/Medium/Long Term
	Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters)				
C4002	Oban Hospital	0.90	Community Facilities	NHS	Medium/Long Term
	Actions: Flood Risk Assessment required Green Network - demonstrate how impacts on green network will be mitigated. Nature Conservation Constraint – check for European protected species (otters) Major road constraint – Soroba Road is at capacity. Any further development in this area will only lead to more traffic delays. There is also a flooding problem at the culvert under the railway. Any further development that includes hard standings and / or roof drainage will only increase the rate of flow of water to the culvert, with consequent backing up of the water causing flooding in the area.				

### Community Facilities Allocations

Ref	Site Address	Site Size (ha)	Allocated Use	Responsible/Lead	Timescale
C4003	Dunbeg School	1.20	Community Facilities (Educational Expansion)	ABC	Short/Medium Term
	Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters) Access Plan required				
C4004	European Marine Science Park, Dunstaffnage, Oban	1.60	Sports facilities, open space, potential community facilities	Landowner/Community	Short Term
	Actions: Flood Risk Assessment required Potential community facilities to be investigated Access constraint to be addressed - The local road approach to the Jane Road/A85(T) junction is nearing capacity. Requires delivery of consented new roundabout. Nature Conservation Constraint – check for European protected species (otters)  Access Plan required				

## Mixed Use Allocations

Further detail on mixed use allocations containing housing in respect of developer, programming, planning applications and completions is included in the annual [Housing Land Audit](#), which is available in Storymap format.

Note for all mixed use allocations containing housing – Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision. See LDP2 policies 6 and 68

Where a mixed use allocation contains the potential for housing should developers propose to increase the number of housing units indicated then they are advised to submit a Pre Development Enquiry to Scottish Water so that the potential to supply the higher figure can be assessed.

Mixed use Allocations						
Ref	Site Address	Site Size (ha)	Dwelling Units	Development action – delivery of allocated uses	Responsible/Lead	Timescale
X1001	Cairndow – Inverfyne	3.10	16	Residential (including 25% affordable), child care centre and business units	Landowner/Developer	Short – Long term
	Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters) Access Plan required					
X3001	Inverary	1.30	0	Mixed Use - Business, Tourism (including Hotel) and community facilities	Landowner/Developer	Short – Long term
	Actions: Flood Risk Assessment required  Sits within Strategic Masterplan (SM3001) area to allow consideration of wider issues Nature Conservation Constraint – check for European protected species (otters) Access Plan required					

Mixed use Allocations						
Ref	Site Address	Site Size (ha)	Dwelling Units	Development action – delivery of allocated uses	Responsible/Lead	Timescale
X3002	Bowmore	12.80	120	Mixed use – housing (including min 25% affordable), industry, business (Class 4) and community facilities	Landowner/Developer	Short term
	Actions: Flood Risk Assessment required  Project Level Habitats Regulations Appraisal required Due to the proximity of this site to an SPA developers will need to provide sufficient environmental information to allow the Planning Authority (in consultation with NatureScot) to complete a Habitats Regulations Appraisal. For planning permission to be granted, development proposals must ensure that there would be no adverse effect on the integrity and qualifying interests of the Laggan Special Protection Area, either alone or in combination with other plans or projects, through recreational disturbance. To demonstrate this, a Recreation Management Plan should be prepared to accompany the planning application, for the approval of the planning authority in consultation with NatureScot. NOTE: This is a requirement prior to <u>any</u> further consents on this allocation. Nature Conservation Constraint – potential for Corncrakes, biodiversity check list required.  A new/revised masterplan is required to incorporate the additional areas of land included in the LDP2 allocation, in particular demonstrating integration of the various mixed uses. The masterplan should consider, amongst other things, the landscape sensitivities at this coastal location of both additional areas of land including views of the site and the sensitivity of the development edge.  Development Brief should be informed by the following: (a) landscape opportunities and constraints; (b) scale and sensitivities of this intricate coastline together with views from the sea/adjacent coast; (c) respecting small scale and intricate character of this largely undeveloped coastline including the setting of key features such as cliffs, beaches etc; (d) the aspiration for the site as a high quality mixed use development with a high standard of design which achieves a good fit with the landscape/seascape; € the need for new defensible boundaries to avoid infill/expansion; (f) the need to set out a robust landscape framework which will safeguard and potentially enhance the landscape/seascape character, draw on the vernacular and provide high quality linked multifunctional spaces.  The capacity set out in LDP2 of 120 units includes the 51 units already delivered as at December 2021. (See HLA for further information).					



Mixed use Allocations						
Ref	Site Address	Site Size (ha)	Dwelling Units	Development action – delivery of allocated uses	Responsible/Lead	Timescale
	Nature Conservation Constraint – check for European protected species (otters)					
	Access Plan required					
X3003	Port Mor - Port Charlotte, Islay	4.10	0	Tourism and Community Facilities	Landowner/Developer	Short – Long term
	Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters) It includes the scheduled monument termed Port Charlotte, chambered cairn (Index No. 3937), a Clyde type cairn situated in a field at the edge of the raised beach, 750m SW of Port Charlotte. While there is some development in the vicinity of the monument, there is the potential for an adverse impact on the monument and its setting from any further development. HES therefore recommend early consultation on this site.					
X3004	Lochgilphead South	11.6 0	0	Mixed use - industry, business, storage and community use	Landowner/Developer	Short – Long term
	Actions: Flood Risk Assessment required Assess impact on trees/woodland – Mature Woodland. Potential for bat roosts in trees, bat survey may be required. Sits within Strategic Masterplan (SM3002) area to allow consideration of wider issues Nature Conservation Constraint – check for European protected species (otters)					
X3006	Scalasaig, Colonsay	1.60	10	Mixed use - Housing, community uses (including workshops)	Landowner/Developer	Short – Long term
	Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters) Masterplan <a href="#">21/00166/MPLAN</a> – Approved 22 Apr 2021 (Former PDA 8/1)					

Mixed use Allocations						
Ref	Site Address	Site Size (ha)	Dwelling Units	Development action – delivery of allocated uses	Responsible/Lead	Timescale
X4001	Connel - Saulmore Farm	182.70	0	Mixed Use - Hotel, tourism/leisure, golf course, housing. No built development to north of trunk road)	Landowner/Developer	Short – Long term
	Actions: Flood Risk Assessment required Nature conservation constraints –Semi Natural woodland, assess impact on trees/woodland, potential for bat roosts in trees, bat survey may be required, <u>check</u> for European Protected Species. Nature Conservation Constraint – check for European protected species (otters) Access Plan required					
X4002	Dunbeg	9.40	0	Mixed use - Business and Tourism	Landowner/Developer	Short – Long term
	Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters)					
X4003	Tobermory – Dervaig Road	2.70	9	Mixed Housing, Business and Industry	Landowner/Developer	Short – Medium term
	Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters) Access Plan required					
X4004	Oban - Glengallan Road	1.70	0	Mixed Use - Business use, local neighbourhood scale facilities and services	Landowner/Developer	Short – Long term
	Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters)					

## Tourism Allocations

Tourism Allocations				
Ref	Site Address	Development action – delivery of allocated uses	Responsible/Lead	Timescale
T3001	Tayvallich – Carsaig	Tourist Caravan Park	Landowner/Developer	Short – Long term
	Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters)			
T4001	Pennyghael	Campsite	Landowner/Developer	Short – Long term
	Actions: Flood Risk Assessment may be required (tbc with SEPA) Nature Conservation Constraint – check for European protected species (otters)			
T4002	Dunbeg - Tom Liath	Tourism, Leisure – Golf Course and ancillary facilities	Landowner/Developer	Short – Long term
	Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters) Access Plan required			
T4003	Appin Holiday Park - Appin	Holiday Park	Landowner/Developer	Short – Long term
	Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters)			

## Minerals Allocations

Minerals Allocations					
Ref	Site Address	Site Use	Site Size (Ha)	Responsible/Lead	Life Expectancy
M1001	Kingarth Quarry	Sand and gravel	6.40	Landowner/Developer	5-10 years
	Actions: Nature Conservation Constraint – check for European protected species (otters)				
M1002	Kingarth—Ambrose Quarry	Hard rock	4.10	Landowner/Developer	5-10 years
	Planning Consent with conditions Actions: Nature Conservation Constraint – check for European protected species (otters)				
M1003	Killellan	Sand and gravel	10.70	Landowner/Developer	5-10 years
	Actions: Nature Conservation Constraint – check for European protected species (otters)				
M1004	Cairndow—Clachan Quarry	Hard rock, sand and gravel	24.40	Landowner/Developer	10-15 years
	Actions: Nature Conservation Constraint – check for European protected species (otters)				
M3001	Calliburn Farm	Hard rock	6.00	Landowner/Developer	15+ years
	Actions: Nature Conservation Constraint – check for European protected species (otters)				
M3002	Furnace	Hard rock	26.40	Landowner/Developer	15+ years
	Actions: Nature Conservation Constraint – check for European protected species (otters)				
M3003	Isle Of Gigha - North Of Keil Cottages, Cnoc Na Croise, The Glen	Hard rock	1.90	Landowner/Developer	5 years
	Actions: Nature Conservation Constraint – check for European protected species (otters)				
M3004	Achnaba – The Cut	Hard rock	9.70	Landowner/Developer	10-15 years
	Actions: Nature Conservation Constraint – check for European protected species (otters)				

### Minerals Allocations

Ref	Site Address	Site Use	Site Size (Ha)	Responsible/Lead	Life Expectancy
M3005	Corran Farm	Hard rock	3.60	Landowner/Developer	15 + years
	Actions: Nature Conservation Constraint – check for European protected species (otters)				
M3006	Ballygrant	Hard rock	7.30	Landowner/Developer	5 years
	Actions: Nature Conservation Constraint – check for European protected species (otters)				
M3007	Torra Lots, Gleneagadale, Islay	Sand and Gravel	1.50	Landowner/Developer	2 years
	Actions: Nature Conservation Constraint – check for European protected species (otters)				
M3008	Langa Quarry, Kilchenzie	Sand and gravel	1.30	Landowner/Developer	15+ years
M3009	Calliburn Farm Phase 2	Hard rock	10.30	Landowner/Developer	15+ years
	Actions: Nature Conservation Constraint – check for European protected species (otters)				
M3010	Kilmartin	Sand and gravel	9.70	Landowner/Developer	5 years
	Actions: Nature Conservation Constraint – check for European protected species (otters)				
M4001	Lochdon – Torosay Sand Pit	Sand and gravel	6.40	Landowner/Developer	5-10 years
M4002	Pennygowan	Hard rock	6.80	Landowner/Developer	15+ years
	Actions: Nature Conservation Constraint – check for European protected species (otters)				
M4003	Oban – Upper Soroba	Hard rock	3.30	Landowner/Developer	15+ years
M4004	Bonawe	Hard rock	19.70	Landowner/Developer	15+ years
	Actions: Nature Conservation Constraint – check for European protected species (otters)				
M4005	Taynuilt – Barrachander	Hard rock	10.00	Landowner/Developer	15+ years
	Actions: Nature Conservation Constraint – check for European protected species (otters)				

### Minerals Allocations

Ref	Site Address	Site Use	Site Size (Ha)	Responsible/Lead	Life Expectancy
M4006	Benderloch – Culcharron	Sand and gravel	62.20	Landowner/Developer	15+ years
	Actions: Nature Conservation Constraint – check for European protected species (otters) Importance of retaining mature trees Consult NatureScot re NSA impact for future proposals Retain mature trees/established vegetation for effective screening – working area may require to be reduced to allow this effective screening and possible supplementary advance planting. Views from the NSA are particularly sensitive. Landscape capacity assessment required to establish the landscape's capacity to accommodate quarrying here. Nature Scot should be consulted on the need for an assessment of any potential significant effects on the NSA. Potential for Peat on site				
M4007	Fionnphort, Mull	Specialist hard rock	1.30	Landowner/Developer	15+ years
M4008	North Connel	Sand and gravel	0.50	Landowner/Developer	2 years
M4009	West Hynish - Tiree	Sand and gravel	0.20	Landowner/Developer	–5-10 years
	Actions: Nature Conservation Constraint – check for European protected species (otters)				

## Transport Infrastructure Actions

Ref	Location	Action	Responsible/Lead	Timescale
I4001	Oban - Dunbeg	Strategic : junction design and development road - facilitating housing , business and community facility development Assess within context of Oban Strategic Development Framework Nature Conservation Constraint – check for European protected species (otters) Potential peat	ABC/TS	Short – Medium term
I4002	Oban - Pennyfuir - Ganavan	Strategic : development road - facilitating housing, tourist and recreation development at H4006 and P4029. This will not develop a through route to Ganavan Sands Road Nature Conservation Constraint – check for European protected species (otters) Potential peat	ABC/TS	Short – Medium term
I4003	Oban - Pennyfuir Cemetery - Glencruitten	Strategic : investigation of development road – linked to the Oban Strategic Development Framework, including facilitating housing development, traffic management, strategic road network resilience and access improvement Nature Conservation Constraint – check for European protected species (otters) Potential peat	ABC/TS	Short – Medium term
I4004	Oban - Glencruitten - railway corridor - Connel	Strategic : investigation of development road – linked to the Oban Strategic Development Framework, including facilitating housing development, traffic management, strategic road network resilience and access improvement Nature Conservation Constraint – check for European protected species (otters)	ABC/TS	Short – Medium term
I4005	Oban - Glencruitten Golf Course route to Soroba Road	Strategic : investigation of development road – linked to the Oban Strategic Development Framework, including facilitating housing development, traffic management, strategic road network resilience and access improvement Nature Conservation Constraint – check for European protected species (otters)	ABC/TS	Short – Medium term

I4006	Soroba Road and adjacent roads	Strategic : junction improvement associated with I4005 and traffic management to improve access in the Main Town Centre Assess within context of Oban Strategic Development Framework Nature Conservation Constraint – check for European protected species (otters)	ABC/TS	Short – Medium term
-------	--------------------------------	--	--------	---------------------



## 6 Potential Development Areas

The LDP2 identifies Potential Development Areas (PDAs). PDAs are areas where specific development opportunities may be supported through the life of the plan subject to those constraints identified in the schedules of the PDA's being successfully addressed. Mini development briefs have been prepared for each PDA and are shown below. The briefs identify the use or range of uses considered appropriate and the constraints that need to be resolved. Proposals require to be assessed against all relevant policies in the development plan and take relevant technical guidance into account. The PDAs are listed in the schedule of the Written Statement and mapped in the Proposals Maps.

Development Briefs are being prepared during the lifetime of the plan by the planning authority for some of the Potential Development Areas. Development Briefs are not required where these have an extant masterplan or have already have full planning permission across the site.

Note for all PDAs containing housing consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision. See LDP2 policies 6 and 68

Masterplans have already been prepared for some allocations. These provide a framework for the development of the site in a holistic manner. Approved masterplans are material considerations in respect of related planning applications and require to be read in conjunction with the Report of Handling and Decision Notice. These may address some of the constraints noted either in full or in part.

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
P1001	North Bute	Potential site for tourism/recreation	<p>Sits within Strategic Masterplan (SM1001) area to allow consideration of wider issues</p> <p>Masterplan/comprehensive approach required</p> <p>Flood Risk Assessment Required</p> <p>Water network – Water Impact Assessment required</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required</p> <p>Trees – trees on site and adjacent areas are shown on the Ancient Woodland Inventory. Consider impact on trees.</p>	Owner/Developer	Mid – Longer term
P1003	Glendaruel	Potential site for forest crofts and or enterprise centre	<p>Masterplan/comprehensive approach required</p> <p>Nature Conservation constraints</p> <p>Water network – Water Impact Assessment required</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p>	Owner/Developer	Mid – Longer term
P1004	Portavadie	Mixed use - tourism/housing/business	<p>Masterplan/comprehensive approach required</p> <p>Flood Risk Assessment Required</p> <p>Potential Nature Conservation Constraint – check for European species</p> <p>Water network – Water Impact Assessment required</p>	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
			Nature Conservation Constraint – check for European protected species (otters) Access Plan required		
P1005	Tighnabruaich – Acharossan	Community forest croft project	Masterplan/comprehensive approach required  Potential Nature Conservation Constraint – check for European species  Drainage Impact Assessment required  Water network – Water Impact Assessment required  Waste Water Treatment Works – Growth Project required  Nature Conservation Constraint – check for European protected species (otters)	Owner/Developer	Mid – Longer term
P1007	Ardyne	Mixed use - tourism/business/leisure/housing/marine/aquaculture related	Multiple ownership  Access Constraint / Road Safety Issue  Masterplan/comprehensive approach required  Nature Conservation constraints  Flood Risk Assessment Required  Water network – Water Impact Assessment required  Nature Conservation Constraint – check for European protected species (otters)  Access Plan required	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
P1009	Portavadie	Mixed use - tourism/housing/business	Masterplan/comprehensive approach required  Potential Nature Conservation Constraint – check for European species  Water network – Water Impact Assessment required  Nature Conservation Constraint – check for European protected species (otters)  Access Plan required  Potential for blanket peat – peat depth survey required to advise on any area to avoid / mitigation / waste issues etc	Owner/Developer	Mid – Longer term
P1010	Toward – Castle Toward	Mixed use - tourism/education/leisure/housing/business	Sewerage capacity constraint  Water network – Water Impact Assessment required  Masterplan/comprehensive approach required  Built heritage constraint  Nature Conservation constraint –check for European protected species  Flood Risk Assessment required  Nature Conservation Constraint – check for European protected species (otters)  Access Plan required	Owner/Developer	Short/Medium term
P1011	Portavadie – Pollphail	Mixed use - tourism/leisure/housing/business	Masterplan/comprehensive approach required  Nature Conservation Constraints – check for European protected species (bats, otters)	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
			<p>Water network – Water Impact Assessment required</p> <p>Access Plan required</p> <p>Potential for blanket peat – peat depth survey required to advise on any area to avoid / mitigation / waste issues etc</p>		
P2002	Rhu Marina	Mixed use - leisure/tourism/ business/retail	<p>Leisure/tourism/ business/retail developments restricted to marine related given location</p> <p>Masterplan/comprehensive approach required</p> <p>Built Heritage Constraints</p> <p>Water Network– Flow and Pressure and Water Impact Assessment required</p> <p>Waste Water - Treatment Works- A Growth project is required and early engagement with Scottish Water is strongly recommended to discuss build out rates and to establish growth requirements. Network – DIA required.</p> <p>Water quality – avoid adverse impact on ecological status of small watercourses within the site.</p> <p>Water Quality - Developments require sewer connection</p> <p>Flood Risk Assessment required</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required – including links to or enhancement of active travel route</p>	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
P2003	Rosneath – Waterfront (4)	Mixed use - housing/leisure/tourism/business/retail	<p>Multiple ownership</p> <p>Access constraint/road safety issue – Consider access to shore</p> <p>Masterplan/comprehensive approach required</p> <p>Flood Risk Assessment Required</p> <p>Water Network - Flow and Pressure &amp; Water Impact Assessment required.</p> <p>Waste Water – Treatment works - A Growth project is required and early engagement with Scottish Water is strongly recommended to discuss build out rates and to establish growth requirements.</p> <p>Network - Considerable distance from the public network. Any installation of network from site to the public sewers must be funded and carried out by the developer. These associated costs may be notable and not fully covered by Scottish Water's Reasonable Cost Contribution (RCC) scheme. A drainage impact assessment (DIA) is required to ascertain what impact (if any) development has on existing network.</p> <p>Nature Conservation constraint – check for European protected species incl. otters</p> <p>Access Plan required</p>	Owner/Developer	Short/Medium term
P3006	Craobh Haven (i)	Mixed use - housing and open space	<p>Local Landscape Area</p> <p>Water capacity constraint</p> <p>Sewerage capacity constraint</p> <p>Masterplan/comprehensive approach required</p>	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
			<p>Nature conservation constraints, including ASNW, impact on trees/woodland, potential for bat roosts in trees, bat survey may be required</p> <p>Adjacent to Open Space Protection Area - potential for green network connectivity</p> <p>Flood Risk Assessment Required</p> <p>Access Plan required - including issue of retaining current access to the rear of the existing properties adjoin the PDA to the NW</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p>		
P3008	Lochgilphead, Argyll and Bute Hospital	Mixed use - Housing, community uses	<p>Affordable Housing requirement minimum of 25%</p> <p>Multiple Ownership</p> <p>Masterplan/comprehensive approach required</p> <p>Built heritage constraints</p> <p>Nature conservation constraints; assess impact on trees/woodland; potential for bat roosts in trees, bat survey may be required</p> <p>Core Paths</p> <p>Drainage Impact Assessment required</p> <p>Water Network–Water Impact Assessment required</p> <ul style="list-style-type: none"> <li>Take into account Masterplan and Blarbuie Woodland Enterprise Strategic Plan 2015-2020.</li> </ul> <p>Place based review of Lochgilphead can be integrated</p>	Owner/Developer Blarbuie Woodland Project partnership	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
			<p>Emerging LHEES –potential for District Heating Network to be assessed</p> <p>Nature Conservation Constraint – check for European protected species (otters)Access Plan required</p>		
P3009	Baddens, Lochgilphead	Hotel, tourism, outdoor recreation facilities	<p>Masterplan/comprehensive approach required</p> <p>Built heritage constraints</p> <p>Flood Risk Assessment required</p> <p>Water Network–Water Impact Assessment required</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required</p>	Owner/Developer	Mid – Longer term
P3011	Carsaig - Inchjura	Tourism	<p>National Scenic Area</p> <p>Water Capacity constraint</p> <p>Water Network–Water Impact Assessment required</p> <p>Sewerage capacity constraint</p> <p>Access constraint/road safety issue</p> <p>Masterplan/comprehensive approach required</p> <p>Nature conservation constraint – Proposals require to take into account the existing environmental education use of this area, either by enabling this to continue or by providing satisfactory alternative compensatory facilities</p>	Owner/Developer	Mid – Longer term



NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
			<p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required</p>		
P3012	Craobh Haven (iii)	Mixed use - Housing and open space	<p>Affordable Housing requirement minimum of 25%</p> <p>Local Landscape Area</p> <p>Water capacity constraint Water Network–Water Impact Assessment required</p> <p>Sewerage capacity constraint</p> <p>Masterplan/comprehensive approach required</p> <p>Nature conservation constraint – Ancient Semi Natural woodland, Assess impact on trees/woodland, Potential for bat roosts in trees, bat survey may be required, check for European protected species</p> <p>Adjacent to Open Space Protection Area – potential for green network connectivity</p> <p>Flood Risk Assessment required</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required</p> <p>Roads issues – gradient and land ownership issues from Lunga road; lower road not adopted and difficult and expensive to bring up to adoptable standard</p>	Owner/Developer	Short/Medium term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
P3014	Craobh Haven (iv)	Affordable housing, including by Self/custom build	<p>Low density development of 100% affordable housing – potential for self/custom build</p> <p>Sewerage Capacity Constraint</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required</p>	Owner/Developer	Mid – Longer term
P3015	Achnaba	Tourism, housing	<p>Housing should be ancillary to the tourism development, of low density and affordable</p> <p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Nature Conservation Constraints</p> <p>Nature Conservation Constraint – check for European protected species incl. otters</p> <p>Access Plan required</p> <p>Not possible to construct a road to adoptable standard due to gradients – Transport Scotland should comment on connection to A83 Trunk Road</p>	Owner/Developer	Short/Medium term
P3016	Lochgilphead – County Yard	Mixed use	<p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Flood Risk Assessment required</p>	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
			<p>Drainage Impact Assessment required</p> <p>Water Network–Water Impact Assessment required</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p>		
P3017	Lunga, by Craobh	Tourism, residential caravan park and housing	<p>Water Capacity Constraint</p> <p>Sewerage capacity constraint</p> <p>Access constraint/road safety issue</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Built Heritage Constraints</p> <p>Nature Conservation Constraints – Ancient Semi Natural Woodland, Assess impact on trees/woodland, Potential for bat roosts in trees, bat survey may be required, check for European protected species</p> <p>Flood Risk Assessment required</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required</p>	Owner/Developer	Short/Medium term
P3018	Craobh Haven (ii)	Mixed use - tourism and marina related economic development	<p>Local Landscape Area</p> <p>Water capacity constraint</p> <p>Sewerage capacity constraint</p>	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
			<p>Masterplan/comprehensive approach required</p> <p>Nature conservation constraint: Adjacent to Marine Consultation Area</p> <p>Flood Risk Assessment Required</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required</p>		
P3019	Tarbert – Campbeltown Road	Mixed use – housing and open space	<p>Nature Conservation Constraints – Ancient Semi Natural Woodland, Assess impact on trees/woodland, Potential for bat roosts in trees, bat survey may be required, check for European protected species</p> <p>Access on to Trunk Road – early engagement with Transport Scotland required regarding an access strategy</p> <p>Steeply sloping topography – integration with Landscape to be demonstrated.</p> <p>Affordable Housing requirement minimum of 25%</p> <p>Open Space -clearly indicate area of open space to be safeguarded. Include measures to enhance and manage the existing woodlands.</p> <p>Access Plan required</p>	Owner/Developer	Short-Mid term
P4003	Barcaldine - Former Sealife Centre	Marine Related Employment	<p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Nature Conservation Constraints – Ancient Woodland of Semi-Natural Origin and Long-Established: of Plantation Origin – loss of</p>	Owner/Developer	Short – Mid Term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
			<p>woodland should be minimised, with any loss subject to the control of woodland removal policy, a species survey and mitigation plan as necessary.</p> <p>Nature conservation constraint - Significant marine environment - adjoining SAC notable for biogenic <b>reefs</b> of the calcareous tube-worm <i>Serpula vermicularis</i> (extremely rare) and other reefs. Adverse impact on reefs to be avoided. For planning permission to be granted in this PDA, development proposals must ensure that there would be no adverse effects on the Loch Creran SAC, either alone or in combination with other plans or projects. The developer must provide sufficient information to allow for any impacts on the qualifying interests of the SAC to be determined.</p> <p>Invasive Non-Native Species (INNS) – consideration of potential for development to spread INNS (potentially including, but not limited to carpet sea squirt). Potential need for INNS eradication plan for <i>Rhododendron ponticum</i>, <i>Gunnera</i> (Giant Rhubarb) and <i>Polygonum superbum</i>/<i>Persicaria bistorta</i> 'Superba'</p> <p>Potential need for biosecurity plan.</p> <p>Nature Conservation Constraint – Check for European Protected Species incl. otters</p> <p>Flood Risk Assessment required</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p>		
P4008	Kilmelford Village Hall, Kilmelford	Community facilities - recreation and parking. Tourism.	<p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required</p>	Owner/Developer	Related to hall and tourism - standing stones

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
			<p>Built Heritage Constraint - Scheduled Monuments: Kilmelford, cairn &amp; enclosure 600m SW of Kilmelford Village (Index No. 3778)</p> <p>Nature Conservation Constraint – Check for European Protected Species incl. otters</p> <p>Public right of way from the stile at the South west corner adjoining Kinloch to link with the track to the main village</p> <p>Flood Risk Assessment Required</p> <p>Local Landscape Area – Knapdale/Melfort</p> <p>Water Treatment Works – Growth Project required</p> <p>Water Network–Water Impact Assessment required</p> <p>Access Plan required</p> <p>It includes the scheduled monument termed Kilmelford, cairn &amp; enclosure 600m SW of Kilmelford Village (Index No. 3778). Intervisibility between the monument and Loch na Cille are a significant element in its setting. Views to and from the east of the monument are currently limited by tree growth, and these views are not currently significant in defining this setting. Development to the east of the Abhainn na Cille may impact on the setting of the monument, but this could be mitigated by maintenance of existing vegetation or tree planting between this development area and the monument. While it may be possible to develop a reduced number of houses (one or two) in the lower, western part of the PDA, these would have the potential to adversely impact on views from the cairn to the sea, and vice versa. We would strongly recommend that development is limited to the lower, western part of the allocation,</p>		

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
			<p>and that the number of houses is reduced accordingly. Historic Scotland has objected to proposals for housing here in the past and they would maintain this for future proposals. Any development here would have to take into account the setting of the cairn and we would be happy to advise further on the boundary of a re-drawn unit. HES therefore strongly recommend early consultation on this site.</p> <p>This may facilitate extension of the car park adjacent to Kilmelford Village Hall along with the opportunity to develop the field for varied use by the local community</p>		
P4012	Kerrera	Mixed use development	<p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Nature Conservation constraint – Check for European Protected Species incl. otters</p> <p>Access Plan required</p>	Owner/Developer	Mid – Longer term
P4015	Oban - Glengallan Road	Industry, Business and Storage	<p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Nature Constraint – Check for European Protected species incl. otters</p> <p>Flood Risk Assessment</p>	Owner/Developer	Mid – Longer term
P4016	Oban - Longsdale	Housing	Affordable Housing requirement minimum of 25%	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
			<p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Access Constraint / Road Safety Issues, including potential cumulative impact on the A85(T) and local road constraints. Up to date appraisal is required. Note integration with I4003 and I4005</p> <p>Masterplan / Comprehensive Approach Required Sits within Strategic Masterplan (SM4001) area to allow consideration of wider issues</p> <p>Nature Constraint - Check for European Protected Species – bats; Marsh Fritillary habitat</p> <p>Water Quality - Opportunity to remove culvert and provision of buffer strip</p> <p>Flood Risk Assessment</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required</p>		
P4017	Oban - Glencruitten	Housing	<p>Affordable Housing requirement minimum of 25%</p> <p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Access Constraint / Road Safety Issues, including potential cumulative impact on the A85(T) and local road constraints up to date appraisal is required. . Note integration with I4004 and I4005</p>	Owner/Developer	Mid – Longer term



NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
			<p>Masterplan / Comprehensive Approach Required</p> <p>Sits within Strategic Masterplan (SM4001) area to allow consideration of wider issues</p> <p>Nature Constraint - Check for European Protected Species – bats; Marsh Fritillary habitat</p> <p>Water Quality - Opportunity to remove culvert and provision of buffer strip</p> <p>Flood Risk Assessment</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required</p>		
P4018	Connel - Camas Bruaich, Ruaidhe	Marina, leisure, tourism	<p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Access Constraint / Road Safety Issues, including potential cumulative impact on the A85(T) and local road constraints</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Nature Constraint - Check for European Protected Species incl. otters</p> <p>Flood Risk Assessment Required</p> <p>Access Plan required</p>	Owner/Developer	Mid – Longer term
P4019	Oban - Glencruitten	Housing	<p>Affordable Housing requirement minimum of 25%</p> <p>Water Capacity Constraint</p>	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
			<p>Sewerage Capacity Constraint</p> <p>Access Constraint / Road Safety Issues, including potential cumulative impact on the A85(T) and local road constraints up to date appraisal is required. . Note integration with I4003 and I4005</p> <p>Masterplan / Comprehensive Approach Required Sits within Strategic Masterplan (SM4001) area to allow consideration of wider issues</p> <p>Nature Constraint - Check for European Protected Species – bats; otters Marsh Fritillary habitat</p> <p>Water Quality - Opportunity to remove culvert and provision of buffer strip</p> <p>Flood Risk Assessment</p> <p>Access Plan required</p>		
P4020	Culcharron Quarry - Benderloch	Class 6 - Storage and Distribution	<p>Masterplan / Comprehensive Approach Required</p> <p>Access - Recommended to be shared with the existing access to the quarry. The access may require to be upgraded depending on the nature and scale of anticipated additional levels of traffic. Impacts on cycle track crossing the access road to be considered. Early engagement with Transport Scotland advised.</p> <p>Evidence of appropriate phasing of quarry extraction to facilitate development of the site required. Extraction of the minerals across</p>	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
			<p>the PDA should be complete prior to commencement of any development.</p> <p>High quality landscaping scheme required for the development site that closely integrates with surrounding quarry restoration. Landscaping should help facilitate screening of the proposed development and should be co-ordinated across the whole PDA.</p> <p>Approval of alternative quarry restoration scheme required that demonstrates close integration with landscaping proposals for the development of the PDA. Restoration scheme needs to demonstrate how any peat intended for restoration across the PDA site will be utilised across the remaining restoration area.</p> <p>Potential noise constraints – potential for noise impacts at nearby residential properties. Noise assessment maybe required.</p> <p>Visual impact – proposed site ground levels and surrounding ground levels will need to be demonstrated. Existing and proposed tree screening will need to be considered.</p> <p>Habitats and Species – potential impacts on habitats and species on surrounding land including badgers. Appropriate surveys maybe required.</p> <p>Pollution – potential ground/water pollution. Potential issues with proximity of ground level to water table. Suitability of ground conditions require consideration. Appropriate surveys maybe required. Potential for contamination due to proximity of adjacent quarry. Engagement with SEPA potentially required.</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p>		

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
			Small area of Cat 1 Peat – Nature Scot note likely presence of deep peat		
P4021	Oban - Longsdale Road	Housing	<p>Affordable Housing requirement minimum of 25%</p> <p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Access Constraint / Road Safety Issues, , including potential cumulative impact on the A85(T) and local road constraints up to date appraisal is required. Note integration with I4003 and I4005</p> <p>Masterplan / Comprehensive Approach Required Sits within Strategic Masterplan (SM4001) area to allow consideration of wider issues</p> <p>Nature Constraint - Check for European Protected Species – bats; Marsh Fritillary habitat; woodland on site</p> <p>Water Quality - Opportunity to remove culvert and provision of buffer strip</p> <p>Flood Risk Assessment</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required</p>	Owner/Developer	Mid – Longer term
P4022	Oban - Glencruitten	Golf Course - potential expansion area	<p>Housing - possible ancillary low density high amenity small scale housing development</p> <p>Water Capacity Constraint</p>	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
			<p>Sewerage Capacity Constraint</p> <p>Access Constraint / Road Safety Issues, including potential cumulative impact on the A85(T) and local road constraints up to date appraisal is required. Note integration with I4004 and I4005</p> <p>Masterplan / Comprehensive Approach Required Sits within Strategic Masterplan (SM4001) area to allow consideration of wider issues</p> <p>Nature Constraint – Check for European Protected species incl. otters</p> <p>Flood Risk Assessment</p> <p>Access Plan required</p>		

**P4023: Ganavan**

Site Size	Site Use	Responsible / Lead	Timescale	Admin Area	HMA	DM Zone	DM Zone Name	Primary School	Secondary School
12.25ha	Mixed - Housing, recreation, community and tourism	Owner/Developer Scottish Water	Mid- longer term	OLI	Lorn and the Inner Isles	Settlement Area	Oban / Dunbeg	Park; St Columbus	Oban High School

**EXISTING USE:**

Shinty Pitch (OSPA); Countryside

**ACCESS:**

No current vehicular access – requires strategic infrastructure development (I4002)

**FLOOD RISK:**

No flood risk indicated on SEPA maps.

**TOPOGRAPHY:**

Generally fairly flat but with steep slope to east edge of site.

**TREES:**

Some trees to east edge of site.

**OPPORTUNITIES:**

Continuing wider masterplan approach for Ganavan and Dunbeg

**CONSTRAINTS:**

Peat category 3 – requires further investigation

OSPA – no development within this area

#### FORM OF DEVELOPMENT / PLANNING CONSENT:

Mixed – housing, recreation, community and tourism – note, as this is a PDA no specific housing numbers or density has been assigned.  
This allocation forms part of Masterplan 16/03368/MPLAN approved by Members on 27/04/17.

#### CAPACITY:

If more than 10 housing units are to be developed on the PDA, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.





















If more than 8 housing units are to be developed on the PDA, 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase

#### FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

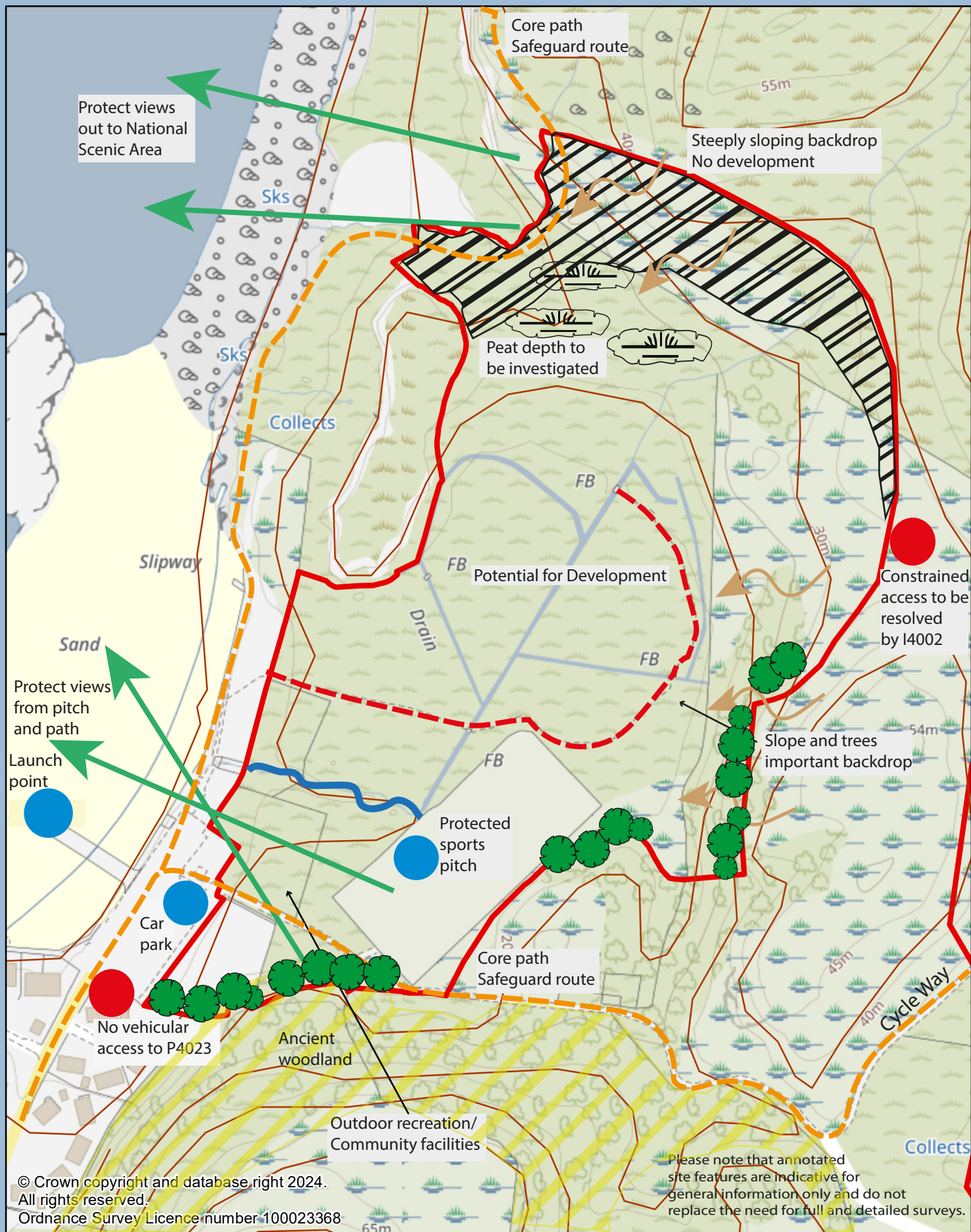
KEY IDENTIFIED CONSTRAINTS REQUIRING ACTION
<ul style="list-style-type: none"><li>• Affordable Housing requirement minimum of 25%</li><li>• Water Capacity Constraint</li><li>• Sewerage Capacity Constraint</li><li>• Waste Water Treatment Works – Growth Project Required</li><li>• Access Constraint / Road Safety Issue – Access to be delivered through I4002. No vehicular access to P4023 from Ganavan Sands Road.</li><li>• Masterplan / Comprehensive Approach Required</li><li>• Nature Constraints – Check for European Protected species incl. otters; AWI on southern edge of site, deciduous trees on eastern edge of site.</li><li>• Water Quality – buffer strip to water courses recommended</li><li>• Access Plan required</li></ul>

	Site Boundary		Live planning consent
	Existing building		Overlooking constraint
	Non-developable area		Natural environment designation
	View in		Built heritage designation
	View out		Power Line
	Pedestrian access		Water Course
	Path through site		
	Vehicle access		
	Tree/ large shrub		
	Bog		
	Slope downward		
	Key feature		
	Constraint		
	Potential flood risk area		

## Key to Development Brief Maps

Please note that annotated site features are indicative for general information only and do not replace the need for full and detailed surveys.





## P4023 Ganavan

0 60 120

240  
Metres



NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible / Lead	Timescale
P4024	West Ardhu	Housing	<p>Affordable Housing requirement minimum of 50%</p> <p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Nature Constraint – Check for European Protected species (bats and otter)</p> <p>Flood Risk Assessment Required</p> <p>Water Network - A Flow and Pressure test would be required</p> <p>Access Plan required</p>	Owner/Developer	Mid – Longer term
P4025	Arinagour Farm Road – Arinagour	Housing	<p>Affordable Housing requirement minimum of 25%</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Island of Coll Landscape Capacity for New Housing to be taken into account</p> <p>Drainage Impact Assessment required</p> <p>Water Treatment Works – Growth Project required</p> <p>Water Network – A Water Impact Assessment is required</p> <p>Waste Water Treatment Works – Growth Project Required</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required</p>	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible / Lead	Timescale
P4026	Barcaldine (i)	Industry, Business and Storage	<p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Waste Water Treatment Works – Growth Project Required</p> <p>Drainage Impact Assessment required</p> <p>Access Constraint / Road Safety Issue - Access - Existing access may require upgrading to accommodate further development. Issues regarding visibility heading north from the exiting access adjacent to the primary School.</p> <p>Discussions with Transport Scotland required regarding access strategy for P4026, P4027 and P4029</p> <p>Proportionate cumulative transport appraisal and TIA required</p> <p>Road Safety – consideration required of road safety relating to proximity of adjacent primary school.</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Built Heritage constraint - scheduled ancient monument termed Barcaldine School, standing stone 46SW of (Index No. 3905).</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Bad Neighbour Uses – Potential bad neighbour impacts on adjacent primary school.</p> <p>Biosecurity of existing business and future expansion are considerations for this area</p> <p>It includes the scheduled monument termed Barcaldine School, standing stone 46m SW of (Index No. 3905). It has the potential to</p>	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible / Lead	Timescale
			<p>have a significant adverse impact on the setting of the standing stone, and HES recommend early consultation for these sites.</p> <p>Impacts on existing development including biosecurity risk to hatchery</p>		
P4027	Barcaldine (ii)	Industry, Business and Storage	<p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Drainage Impact Assessment required</p> <p>Access Constraint / Road Safety Issue</p> <p>Existing access may require upgrading to accommodate further development (either of the two nearby access points). Issues regarding visibility heading north from the exiting access adjacent to the primary School (if access to be taken at that access point).</p> <p>Discussions with Transport Scotland required regarding access strategy for P4026, P4027 and P4029</p> <p>Proportionate cumulative transport appraisal and TIA required</p> <p>Road Safety – consideration required of road safety relating to proximity of nearby primary school (if access to be taken at that access point).</p> <p>Biosecurity of existing business and future expansion are considerations for this area</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Built Heritage constraint - Scheduled Monuments in the Vicinity(to the east) of the Allocation: Barcaldine School, standing stone 46m SW of (Index No. 3905)</p> <p>Nature constraint – check for European Protected Species</p>	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible / Lead	Timescale
			<p>Bad Neighbour Uses – Potential bad neighbour impacts on nearby primary school.</p> <p>Trees – consideration of impact on trees on site.</p>		
P4028	Lismore - Achnacroish	Housing	<p>Low density affordable Housing (including self/custom build) – 100% requirement</p> <p>Water Capacity Constraint  Water Treatment Works – Growth Project required  Water Network – A Water Impact Assessment may be required</p> <p>Sewerage Capacity Constraint</p> <p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Nature Conservation constraint. - Check for European protected species incl. otters</p> <p>Flood Risk Assessment Required</p>	Owner/Developer	Mid – Longer term
P4029	Barcaldine (iii)	Marine related industrial, business and storage use	<p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint  Waste Water Treatment Works – Growth Project Required</p> <p>Drainage Impact Assessment required</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Flood Risk Assessment required</p>	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible / Lead	Timescale
			<p>Project level Habitats Regulation Appraisal required</p> <p>Nature conservation constraint - Significant marine environment - adjoining SAC notable for biogenic <b>reefs</b> of the calcareous tube-worm <i>Serpula vermicularis</i> (extremely rare) and other reefs. Adverse impact on reefs to be avoided. Appropriate Assessment liable to be required. For planning permission to be granted in this PDA, development proposals must ensure that there would be no adverse effects on the Loch Crearan SAC, either alone or in combination with other plans or projects. For planning permission to be granted in this PDA, development must ensure that there would be no adverse effects on the Loch Creran SAC, either alone or in combination with other plans or projects. The developer must provide sufficient information to allow for any impacts on the qualifying interests of the SAC to be determined.</p> <p>Check for European protected species incl. otters</p> <p>Access - Existing access may require upgrading to accommodate further development. Issues regarding visibility heading north from the exiting access adjacent to the primary School.</p> <p>Discussions with Transport Scotland required regarding access strategy for P4026, P4027 and P4029 Proportionate cumulative transport appraisal and TIA required</p> <p>Road Safety – consideration required of road safety relating to proximity of adjacent primary school. Bad Neighbour Uses – Potential bad neighbour impacts on adjacent primary school.</p> <p>Impacts on existing development including biosecurity risk to hatchery</p>		

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible / Lead	Timescale
P4030	North Connel	Tourism Accommodation and Housing	<p>Multiple Ownership</p> <p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Waste Water Treatment Works – Growth Project Required</p> <p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Flood Risk Assessment Required</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required</p> <p>Peat survey required</p>	Owner/Developer	Short term
P4031	Lismore - Northern Ferry Point	Leisure/Tourism/Tra nsport Infrastructure	<p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Access Constraint / Road Safety Issue</p> <p>Nature Conservation Constraint</p> <p>Flood Risk Assessment required</p> <p>National Scenic Area – Landscape assessment</p> <p>QUERY MASTERPLAN REQUIREMENT SJ ASK ML</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p>	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible / Lead	Timescale
			Access Plan required		



# 7

## Areas for Action

Area for Action are areas which, subject to resource availability during the plan-period, will be the focus for partnership or community action. These are areas that require actions to take forward regeneration and environmental enhancement activities which support the delivery of the spatial strategy and objectives in LDP2. Area remits for these AFAs are included in this Delivery Programme and other in other Technical Working Notes being prepared. These area remits may include investment and funding packages, land assembly and asset management programmes, development and redevelopment proposals, infrastructure provision and environmental enhancement proposals. Depending on circumstances, AFAs may coincide with other categories of sites such as potential development areas.

Ref	Site Address	Site Use		
A1001	Rothsay Town Centre and Waterfront	Strategic; town centre regeneration and environmental enhancement, harbour development and management		
	Action	Responsible/Lead	Key Partners	Timescale
	<p>To continue to pursue an area for action in support of:</p> <ul style="list-style-type: none"> <li>• Stimulating investment and enhancement in Rothsay town centre and waterfront areas.</li> <li>• Increasing the competitiveness of Rothsay as an important tourist destination.</li> <li>• Realising further town centre enhancement opportunities.</li> <li>• Resolving development/redevelopment and relocation options and managing the town centre assets effectively.</li> <li>• Resolving traffic management options.</li> <li>• Resolving gap sites and poor condition of built heritage including Royal Hotel</li> <li>• To realise opportunities for further exploiting the potential of inner and outer harbour areas and adjacent land/water for leisure and commercial purposes.</li> <li>• to consider and safeguard the role of Rothsay and its harbour/ferry infrastructure as potentially part of a trans-Clyde rapid transit strategy.</li> </ul> <p><b>Progress</b></p> <p>Rothsay Townscape Heritage Initiative (THI) was a successful heritage-led regeneration project, which has substantially improved the gateway into the Isle of Bute, and has greatly enhanced the conservation area. As a partnership project of £2.6M, Rothsay THI's common fund was made up of funding from Heritage Lottery Fund (£1.5M), Argyll and Bute Council (£0.5M), Historic Environment Scotland (£0.5M) and LEADER (£98K).</p>	ABC/HIE	Private sector Local Communities SPT VistScotland SURF	Ongoing

Ref	Site Address	Site Use		
A1002	Port Bannatyne Waterfront	Local; waterfront development and environmental enhancement		
	Action	Responsible/Lead	Key Partners	Timescale
	<p>To pursue an area for action at the Port Bannatyne waterfront area which will support:</p> <ul style="list-style-type: none"> <li>• Regeneration on the Island of Bute.</li> <li>• Expansion of water related tourist activity.</li> <li>• To pursue development, redevelopment and relocation opportunities focusing on the potential of the bay, foreshore and immediately contiguous property and land in order to service the needs of the marine and leisure community.</li> </ul>	ABC	HIE VisitScotland Private Sector	Mid to long term
A1003	Rothsay - Barone Road/High Street	Local; regeneration and environmental enhancement		
	Action	Responsible/Lead	Key Partners	Timescale
	<p>To pursue an area for action in support of:</p> <ul style="list-style-type: none"> <li>• Stimulating investment and enhancement in Rothsay Town Centre and waterfront areas.</li> <li>• Re-structuring conflicting land uses.</li> <li>• Environmental enhancement.</li> <li>• Bring into use the former gas works site.</li> <li>• Re-organise and improve the Council depots.</li> <li>• Provide additional land for appropriate commercial/light industrial use.</li> </ul>	ABC	HIE	Mid to long term
A1004	Dunoon - Town Centre/Waterfront/West Bay	Strategic; regeneration and environmental enhancement; community uses (Charrette)		
	Action	Responsible/Lead	Key Partners	Timescale
	<p>Delivering the actions identified during the Charrette and as set out in the accompanying <a href="#">Action Plans</a>;</p> <p>And To pursue an area for action in the Dunoon town centre and waterfront which will support:</p> <ul style="list-style-type: none"> <li>• Regeneration and investment in Dunoon and Cowal.</li> <li>• The potential for expanding water related tourist activity in this area.</li> <li>• realise opportunities for marine/ferry infrastructure provision and effective asset management.</li> <li>• To promote town centre/waterfront enhancement schemes.</li> </ul>	Dunoon Area Alliance/ SURF	ABC HIE	Ongoing

Ref	Site Address	Site Use		
	<ul style="list-style-type: none"> <li>To resolve access/traffic management options in support of the above.</li> <li>Developers to check for European Protected species.</li> </ul> <p><b>Progress</b>  ABC funding and project work through CHORD  Charrette held – Dunoon Area Alliance  Action Programme identified  Facilitator appointed</p>			
A1005	Dunoon - Argyll Street/Hamilton Street/Victoria Road	Local; regeneration and environmental enhancement, community uses (Charrette)		
	<b>Action</b>	<b>Responsible/Lead</b>	<b>Key Partners</b>	<b>Timescale</b>
	<p>To consider options for development/redevelopment and relocation in order to regenerate and uplift this important area close to the town centre.  These considerations should include:</p> <ul style="list-style-type: none"> <li>Assessment of any remedial decontamination works still outstanding.</li> <li>Flooding minimisation and management in association with the Milton Burn.</li> <li>Traffic management issues having regard to ingress and egress onto Argyll Street.</li> <li>Environmental enhancement opportunities</li> </ul> <p><b>Progress</b>  Charrette undertaken  Actions identified</p>	Dunoon Area Alliance/ SURF	ABC HIE SEPA	Mid to long term
A1006	Ardyne	Strategic; development and environmental enhancement		
	<b>Action</b>	<b>Responsible/Lead</b>	<b>Key Partners</b>	<b>Timescale</b>
	<p>To pursue an area for action that supports the redevelopment environmental improvements of the former oil platform construction site including:</p> <ul style="list-style-type: none"> <li>The development of a marine/leisure based facility.</li> <li>The provision of berthing/landing facilities for trans-clyde ferry services.</li> <li>The protection of existing mineral extraction within the AFA.</li> <li>The provision of housing/leisure related accommodation and other facilities.</li> </ul>	Private Sector	HIE ABC SEPA SPT VisitScotland	Mid to long term

Ref	Site Address	Site Use		
	<ul style="list-style-type: none"> <li>The re-use or removal of the redundant harbour walls, berthing areas and other structures associated with the former use of the site together with environmental improvements.</li> <li>Developers need to check for European protected species</li> </ul>			
A2001	Kilcreggan	Local; environmental improvements, public realm, parking, transport inter-change		
	Action	Responsible/Lead	Key Partners	Timescale
	<p>To explore the opportunities for environmental improvements, improved public access and recreation and tourist facilities, together with potential for some limited enabling development such as housing (including affordable).</p> <p>Developers need to check for European protected species</p> <p>Wider issue of potential need for upslope Natural Flood Management areas should be considered</p>	Private Sector	ABC	Ongoing
A2002	Geilston Estate, Cardross	Local; safeguarding historic property, consideration of redevelopment and enhancement opportunities		
	Action	Responsible/Lead	Key Partners	Timescale
	<p>Local, safeguarding of historic property, consideration of redevelopment and enhancement, preparation of development brief required.</p> <p>Developers need to check for European protected species</p>	Private Sector	ABC	Ongoing
A2003	Helensburgh - Craigendoran	Local; recreation and tourist related development, consideration of transportation and access issues		
	Action	Responsible/Lead	Key Partners	Timescale
	<ul style="list-style-type: none"> <li>To consider Craigendoran pier recreation/tourist development potential (including opportunities for rail linkage).</li> <li>To consider opportunities for low-key marine associated development on coastal edge (consistent with retention of open space, local nature conservation site and residential amenity).</li> <li>To consider cost/benefits of improving road junction and traffic management options in support of the above.</li> </ul>	Private Sector	ABC SPT	Ongoing

Ref	Site Address	Site Use		
	<ul style="list-style-type: none"> <li>• To consider feasibility of achieving a promenade link from Craigendoran to town centre/waterfront.</li> <li>• Developers need to check for European protected species:-Project level Habitats Regulation Appraisal required. Due to the proximity of this site to an SPA developers will need to provide sufficient environmental information to allow the Planning Authority (in consultation with NatureScot) to complete a Habitats Regulations Appraisal. For planning permission to be granted, development must ensure that there would be no adverse effect on the integrity of Inner Clyde Special Protection Area/Ramsar site, either alone or in combination with other plans or projects, through such factors as construction, operational or recreational disturbance (including noise, vibration, timing of construction works relative to the bird wintering period, and timing of construction works relative to other projects that affect the SPA.</li> </ul>			
A2004	Kilmahew/Cardross	Strategic; environmental improvements, consideration of re-use and regeneration options		
	<b>Action</b> <ul style="list-style-type: none"> <li>• To consider and support options for safeguarding and bringing into sustainable re-use the Category A Listed St Peters Seminary at the heart of the Kilmahew policies.</li> <li>• To consider development potential including possibly housing, tourist accommodation, business, educational and industry, leisure and recreation and institutional components, where this is consistent with its greenbelt location, or where it can be justified as enabling development directly linked to securing a sustainable future for the Category A listed St Peters Seminary building.</li> <li>• To ensure opportunities and potential for the area to be used and accessed by the general public (particularly the Cardross community) for leisure and recreation purposes are realised.</li> <li>• To consider opportunities to effectively manage the Kilmahew woodland policies.</li> </ul>	Responsible/Lead	Key Partners	Timescale
		Private Sector	ABC HES	Ongoing
A2005	Helensburgh Reservoirs	Local; consideration of access, recreation and environmental enhancement opportunities		
	<b>Action</b>	Responsible/Lead	Key Partners	Timescale

Ref	Site Address	Site Use		
	<p>To consider options for the enhancement/redevelopment of the redundant reservoirs for leisure/recreational purposes.</p> <p>Consideration of integration with and impact on Green Network required.</p>	Scottish Water	ABC Local Communities	Ongoing
A2006	<b>Helensburgh Town Centre and Waterfront</b>	<b>Strategic; regeneration enhancement opportunities</b>		
	<b>Action</b>	<b>Responsible/Lead</b>	<b>Key Partners</b>	<b>Timescale</b>
	<ul style="list-style-type: none"> <li>•To further support the regeneration and enhancement of Helensburgh town centre and waterfront areas.</li> <li>•. To support the role of Helensburgh pier and waterfront to provide destination and embarkation facilities for scheduled, pleasure and excursion vessels operating or visiting the Clyde.</li> <li>• To consider the relationship of this area with “people movement plans”.</li> <li>•To consider further opportunities for waterfront enhancement.</li> <li>•.To take into account the framework principles of the Pierhead Masterplan, including The swimming pool/community sports centre; Additional retail facilities; The car/coach park; Existing users (e.g. funfair operation); Traffic management, parking and access arrangements; Tourist attraction potential; Relocation opportunities and implications</li> <li>• To continue to address emerging flooding and erosion issues, including considering the need for property level protection</li> <li>•. Developers need to check for European protected species</li> </ul> <p><b>Progress</b> ABC CHORD funded public realm works completed Masterplan for pier adopted Planning permission for £18M Helensburgh Waterfront Development, including swimming pool granted</p>	ABC	Private Sector SPT MoD	Ongoing
A3001	<b>Ballygrant - Old Quarry</b>	<b>Local; environmental improvement, assess potential to accommodate industrial, retail and community uses</b>		
	<b>Action</b>	<b>Responsible/Lead</b>	<b>Key Partners</b>	<b>Timescale</b>
	•Environmental improvement	Private Sector	Local Community	Ongoing

Ref	Site Address	Site Use		
	<ul style="list-style-type: none"> <li>Assess potential to accommodate industrial/business, neighbourhood scale retail and community uses</li> </ul>			
A3002	<b>Port Ellen - Village Centre and Waterfront</b>	<b>Local; Environmental enhancement</b>		
	<b>Action</b>	<b>Responsible/Lead</b>	<b>Key Partners</b>	<b>Timescale</b>
	<p>To pursue an area for action in Port Ellen which will:</p> <ul style="list-style-type: none"> <li>promote greater synergy between economic and environmental enhancement actions to support the local community in this fragile economic area.</li> <li>consider projects for Port Ellen to uplift and stimulate investment in this Key Rural Settlement and its environs including:- provision for mixed use development; investment in its continuing function as a port and ferry terminal; environmental enhancement (in particular building facades), development/redevelopment at prime sites within the settlement.</li> <li>promote Port Ellen as an important tourist destination</li> <li>Consideration of options to maintain and further develop ferry services between the mainland and Islay..</li> </ul>	ABC Ec Dev	Local Community HIE Private Sector Calmac	On going
A3003	<b>Ardfern - Central</b>	<b>Local; Environmental enhancement</b>		
	<b>Action</b>	<b>Responsible/Lead</b>	<b>Key Partners</b>	<b>Timescale</b>
	<p>To resolve options with the community for development within this extensive village backlands area having regard to:</p> <ul style="list-style-type: none"> <li>The need to make proportionate improvements to the substandard access regime.</li> <li>The need for effective servicing of development.</li> <li>The need for a comprehensive approach.</li> </ul> <p>Work on the above has been progressed through the Craignish Community Plan, which requires to be taken into consideration.</p> <p>The comprehensive approach requires to consider the range of issues and different types of development (i.e. not restricted to housing) with an emphasis on community benefit including the following:-</p> <ol style="list-style-type: none"> <li>Access issues</li> <li>Low-cost self-build housing</li> </ol>	Private Sector	Local Community ABC Roads Scottish Water	Ongoing

Ref	Site Address	Site Use		
	iii. Community energy projects iv. Small scale workshops v. Open Space vi. Allotments / shared land vii. Sports Hall viii. Sports Pitches ix. Waste water treatment x. Camping / bunkhouse business / small-scale rural tourism			
A3004	<b>Tarbert Harbour and Conservation Area</b>	<b>Strategic; harbour improvements; regeneration and environmental improvements, and flood protection scheme</b>		
	<b>Action</b>	<b>Responsible/Lead</b>	<b>Key Partners</b>	<b>Timescale</b>
	<ul style="list-style-type: none"> <li>• To support the promotion of action programmes at Tarbert waterfront.</li> <li>• To consider the interests of harbour users including the harbour authority, commercial fishing, lifeboat, yachting, boating, water sports, tourists, overlooking property and East Loch harbour interests.</li> <li>• To consider navigational issues.</li> <li>• To consider development and redevelopment options on the harbour edge, the adjacent harbour facing properties</li> <li>• To consider harbour part-infill options.</li> <li>• To resolve harbour drainage and water quality issues.</li> <li>• To consider traffic management and road access opportunities and constraints.</li> <li>• To consider conservation area enhancement schemes.</li> </ul>	ABC	Private Sector Scottish Government	Ongoing
A3005	<b>Clachan Village</b>	<b>Local; traffic management and environmental enhancement, and flood protection scheme</b>		
	<b>Action</b>	<b>Responsible/Lead</b>	<b>Key Partners</b>	<b>Timescale</b>
	<ul style="list-style-type: none"> <li>• To consider options for environmental enhancement including building retention and upgrades and the possibility of conservation area status.</li> <li>• To consider options for traffic arrangements to address the issue of dangerous road corners from the south side of the village across the main road to the village centre and shop.</li> <li>• See Delivery Programme re policy 55 - Local Flood Protection Scheme proposed To include consideration of potential areas above Clachan for upslope natural</li> </ul>	ABC	Private Sector Scottish Government	Ongoing



Ref	Site Address	Site Use		
	flood management; property level protection; and weir removal within the village.. •			
A3006	<b>Campbeltown Harbour</b>	<b>Strategic; harbour improvements and development</b>		
	<b>Action</b>	<b>Responsible/Lead</b>	<b>Key Partners</b>	<b>Timescale</b>
	<ul style="list-style-type: none"> <li>•To make effective use of past and future investment in Campbeltown Harbour as part of: the regeneration of fragile communities in the Kintyre Peninsula; maintaining the capacity of the Campbeltown harbour to service the needs of the wind turbine manufacturing investment at Machrihanish; the potential to re-establish ferry links with Ireland and with a future trans-Clyde rapid transit operation. (Link to Ayrshire re-established in the summer –aspiration for Ireland)</li> <li>•Promotion of ‘action programmes’ for Campbeltown town centre, conservation area and waterfront</li> <li>•. To consider inner harbour/marina potential and options with the Campbeltown harbour area.</li> <li>•. To consider the effective use of Hall Street (or single carriageway) as part of the overall future use of the harbour (including possible future ferry/marina activity).</li> <li>•. To consider coastguard, lifeboat, commercial fishing and other commercial operator interests in the harbour.</li> <li>•Developers need to check for European protected species.</li> </ul>	ABC	Private Sector	Ongoing
A3007	<b>Campbeltown - Quarry Green</b>	<b>Local; waterfront environmental enhancement</b>		
	<b>Action</b>	<b>Responsible/Lead</b>	<b>Key Partners</b>	<b>Timescale</b>
	<ul style="list-style-type: none"> <li>•To make more effective use of this extensive green waterfront asset.</li> <li>•To undertake appropriate environmental enhancements.</li> <li>•Developers need to check for European protected species.</li> </ul>	ABC	Private Sector	Mid to long term

Ref	Site Address	Site Use		
A3008	Campbeltown - Town Centre (Longrow/Kinloch Road) and Conservation Area	Strategic; relocation/redevelopment town centre improvement. Conservation Area/Listed Buildings		
	Action	Responsible/Lead	Key Partners	Timescale
	<p>To make effective use of this central area of Campbeltown as part of: the regeneration of fragile communities in the Kintyre Peninsula by</p> <ul style="list-style-type: none"> <li>Promoting a relocation strategy to address the poor arrangement of land use and compatibility issues within this area.</li> <li>Considering appropriate redevelopment opportunities.</li> <li>Undertaking land assembly and asset management in association with the above.</li> <li>Considering traffic management and parking arrangement options.</li> <li>Considering townscape enhancement opportunities (particularly on the Kinloch Road and Longrow frontages).</li> <li>Considering health and safety zone issues.</li> </ul>	ABC	HIE Private Sector	Ongoing
A3009	Campbeltown - Roading/Glebe Street	Strategic; relocation/redevelopment edge of town centre improvement		
	Action	Responsible/Lead	Key Partners	Timescale
	<ul style="list-style-type: none"> <li>To make effective use of this edge of town centre area of Campbeltown</li> <li>Promotion of 'action programme' for Campbeltown town centre and waterfront</li> <li>To encourage effective inward and indigenous investment to regenerate this under-performing but important edge of town centre area taking account of: Options and implications for retaining or relocating the liquid petroleum gas development site; Other redevelopment opportunities and constraints; Townscape enhancement opportunities.</li> </ul>	ABC	HIE Private Sector	
A3010	Millknowe Flood Protection Scheme	Flood protection		
	Action	Responsible/Lead	Key Partners	Timescale
	Flood Alleviation	ABC	SEPA Scottish Water Scottish Government	Ongoing

Ref	Site Address	Site Use		
A3011	Carradale Harbour	Local; harbour improvements and development		
	Action	Responsible/Lead	Key Partners	Timescale
	<ul style="list-style-type: none"> <li>•To pursue an area for action which will supports Carradale and its harbour as an area for development and employment opportunities.</li> <li>•To consider the potential of the harbour and adjacent waters for increased tourist-related boating/yachting use.</li> <li>•To reconcile tourist and commercial fishing interests.</li> <li>•To consider harbour/waterfront enhancement opportunities.</li> <li>•Developers need to check for European protected species.</li> </ul>	ABC	Private Sector	Mid to long term
A3012	Machrihanish Air Base	Strategic; redevelopment and inward investment opportunities; green technologies hub		
	Action	Responsible/Lead	Key Partners	Timescale
	<ul style="list-style-type: none"> <li>• National Planning Framework site for XXXXXXXX</li> <li>•To take account of the potential for re-development of the former RAF airbase including inward investment opportunities, the expansion of the existing wind turbine tower manufacturing facility, use as a green and blue R&amp;D hub and investigation of spaceport potential.</li> <li>•A development brief has been prepared and agreed by the Council which outlines the constraints of the site and the planning issues that should be addressed.</li> <li>•Identified as a strategic economic investment location in LDP2 <ul style="list-style-type: none"> <li>• Project level Habitats Regulation Appraisal required. For planning permission to be granted in this AFA, development proposals must ensure that there would be no adverse effects on the Kintyre Goose Roosts SPA, either alone or in combination with other plans or projects. The developer must provide sufficient information to allow for any impacts on the qualifying interests of the SPA to be determined, including those related to construction, operational noise or disturbance.</li> </ul> </li> </ul> <p><b>Progress</b></p> <ul style="list-style-type: none"> <li>• Base purchased via a community buy out by MACC</li> <li>•Masterplan approved May 2015</li> </ul>	Machrihanish Airbase Community Company	HIE ABC	Ongoing

Ref	Site Address	Site Use		
	<ul style="list-style-type: none"> <li>£488,000 awarded to MACC to explore horizontal spaceport development services from the site using UK based space technology companies (Sept 2019)</li> </ul>			
A3013	<b>Tarbert - South Campbeltown Road/Back Street</b>	<b>Local; land use rationalisation and redevelopment</b>		
	<b>Action</b>	<b>Responsible/Lead</b>	<b>Key Partners</b>	<b>Timescale</b>
	<p>To consider redevelopment/development options having regard to:</p> <ul style="list-style-type: none"> <li>Relocation opportunities for existing uses.</li> <li>Linkages with adjacent land uses including H3024</li> <li>Land use compatibility issues.</li> <li>Access constraints.</li> <li>Opportunities for local environmental improvements.</li> </ul>	ABC	Private Sector	Mid to longer term
A3014	<b>Inveraray Town Centre and Waterfront</b>	<b>Strategic: Historic regeneration and enhancement. Access to masterplan area</b>		
	<b>Action</b>	<b>Responsible/Lead</b>	<b>Key Partners</b>	<b>Timescale</b>
	<p>To pursue an area for action to:</p> <ul style="list-style-type: none"> <li>enable investment and initiatives in the Key Rural Settlement of Inveraray related to the conservation area, the adjoining Strategic Masterplan Area and Tourism Development Opportunity area.</li> <li>continue to promote essential repairs and maintenance of the historic environment and focus on opportunities in the town centre, conservation area, 'avenue', public realm and waterfront areas (including the pier), community hall and on the component listed buildings, spaces, ground surfaces and enclosures.</li> <li>consider opportunities for town centre, access and parking improvements arising from development/redevelopment opportunities and from development road action on land adjacent to this area for action.</li> <li>resolve access issues related to delivering the adjoining Strategic Masterplan Area development potential prior to any further development that is dependent on this resolution within the SMA.</li> </ul> <p><b>Progress</b></p>	ABC	Private Sector Transport Scotland HES	Ongoing

Ref	Site Address	Site Use		
	<p>Conservation Area Regeneration Scheme (CARS) funding was obtained to secure the delivery of a heritage-led regeneration project in Inveraray 2013 - 2018. Total budget of over £2.1 million including £970,059 from HES and £350,000 of match funding from Argyll and Bute Council. This supported major repair and conservation works to 5 category A listed priority buildings as well as 6 small repair grant projects covering 54 properties in total.</p> <p>Strategic Masterplan for adjoining development opportunities approved in 2017.</p>			
<b>A3015</b>	<b>Lochgilphead Town Centre and Waterfront</b>	<b>Local: Historic regeneration, redevelopment and environmental enhancement, flood protection</b>		
	<b>Action</b>	<b>Responsible/Lead</b>	<b>Key Partners</b>	<b>Timescale</b>
	<p>To pursue an area for action for the town centre and waterfront of Lochgilphead</p> <ul style="list-style-type: none"> <li>• To progress projects identified or developed through the Charrette process in the Action Plan, in particular Ardrishaig and Lochgilphead cycling link; Front Green improvements (Lochgilphead); Improvements to Argyll Street (Lochgilphead).</li> <li>• To consider other development/redevelopment options.</li> <li>• To consider backland opportunities and constraints.</li> <li>• To resolve flooding issues (wind and tidal incursion), including property level protection</li> <li>• To consider community, recreational and habitat options related to the Corran Grazings.</li> <li>• To consider traffic management, parking and access options.</li> <li>• To consider part-pedestrianisation options (e.g. Colchester Square – Lorne Street).</li> <li>• To consider potential for waterfront and townscape enhancement schemes (including shop frontage/building façade improvements).</li> <li>• To seek supporting investment and pursue initiatives to focus on essential repair and maintenance of the historic environment and on the enhancement opportunities in the town centre, conservation area and waterfront areas and on the component listed buildings, spaces, ground surfaces, back land areas and enclosures.</li> </ul>	ABC	Scottish Canals Local Community Private Sector	Ongoing

Ref	Site Address	Site Use		
	<p><b>Progress</b> Crinan Canal Corridor Charrette June 2016 – Report and draft Action Plan</p> <p>Tarbert and Lochgilphead Regeneration Fund £3M – identified for the regeneration and economic development in the Mid Argyll area. 29 potential projects in Ardrishaig/Lochgilphead were initially proposed (taking the charrette Action Plan into account). Front Green improvements – delivered Streetscape improvements to Argyle St - delivered</p>			
A3016	<b>Lochgilphead - Kilmory Home Farm</b>	<b>Local: Reuse and redevelopment for community based uses</b>		
	<b>Action</b>	<b>Responsible/Lead</b>	<b>Key Partners</b>	<b>Timescale</b>
	<ul style="list-style-type: none"> <li>•To explore the redevelopment opportunities for this group of traditional farm buildings, including the potential to use the farm buildings and associated farm land to provide new crofts and/or live/work units.</li> <li>•Consider access issues</li> </ul>	ABC	Local Community	Ongoing
A3017	<b>Ardrishaig - South Village Centre and Crinan Canal</b>	<b>Local: Redevelopment and environmental improvements</b>		
	<b>Action</b>	<b>Responsible/Lead</b>	<b>Key Partners</b>	<b>Timescale</b>
	<ul style="list-style-type: none"> <li>• The promotion of Ardrishaig and the Crinan Canal as an important tourist attraction (Tourism Development Opportunity Diag 6).</li> <li>• To consider development and redevelopment options for village centre, harbour frontage and Crinan Canal areas.</li> <li>• To consider opportunities for environmental enhancement.</li> <li>• To take account of tourist, yachting, Scottish Canals and commercial interests, including timber transshipment requirements.</li> <li>• Developers need to check for European protected species</li> </ul>	Scottish Canals ABC	Private Sector Local Community	Ongoing
A4001	<b>Lon Mor, Glenshellach, Oban</b>	<b>Strategic: Green infrastructure -Flood Alleviation and open space</b>		
	<b>Action</b>	<b>Responsible/Lead</b>	<b>Key Partners</b>	<b>Timescale</b>
	<ul style="list-style-type: none"> <li>•Progress action identified in the <a href="#">Oban Flood Study</a> regarding flood alleviation for Lon Mor. There is a requirement for additional flood attenuation in this area as</li> </ul>	ABC	Scottish Government SEPA	Short to Mid Term

Ref	Site Address	Site Use		
	<p>set out in the option appraisal, identifying this area for upstream storage. Funding is being sought from the Scottish Government</p> <ul style="list-style-type: none"> <li>• Consider the potential for enhanced biodiversity related to the wetland area</li> <li>• Consider the potential for community use of the wetland area</li> </ul>		Private Sector Local Community	
A4002	Oban Airport	Strategic: Airport related use and economic development. Masterplan approach		
	Action	Responsible/Lead	Key Partners	Timescale
	<ul style="list-style-type: none"> <li>• To continue to develop existing and new air services focused on Oban, servicing the wider north-west coast, fragile islands and potentially providing a connection with Glasgow.</li> <li>• To safeguard development options for airport related activity in the vicinity of Oban Airport.</li> <li>• To take account of the various issues considered as part of the Oban Airport study and masterplan process.</li> <li>• To consider water and land use links across the Dunstaffnage Bay area.</li> <li>• To further consider all the potential uses of the Oban Airport interface including use of land/water for wider economic purposes (e.g. renewable energy, tourism).</li> <li>• Developer to check for European Protected Species (otter)</li> </ul>	ABC	HIE Oban and the Isles Airports Private Sector	Ongoing
A4003	Lynn of Lorn	Strategic; transport infrastructure		
	Action	Responsible/Lead	Key Partners	Timescale
	<ul style="list-style-type: none"> <li>• Actions to improve the ferry services between Port Appin and the north end of Lismore</li> <li>• To consider land use and access implications on both sides of Lynn of Lorn.</li> <li>• Consider the above actions within the context of the Oban Strategic Development Framework given the inter-relationship of wider transportation issues.</li> <li>• Developer to check for European Protected Species (otter)</li> </ul>	ABC	CMAL Scottish Government	Ongoing

Ref	Site Address	Site Use		
	<b>Progress</b> Lismore Access Priorities – STAG Appraisal 2008 completed			
<b>A4004</b>	<b>Oban - south pier and railway</b>  <b>Action</b>  Note: This area for action supports Oban as a Main Town within the Growth Corridor and is closely associated with AFAs A4005 and A4006.  <ul style="list-style-type: none"> <li>•The key actions are related to :-</li> <li>•Delivery of development/redevelopment opportunities to maximise the town and waterfront potential, including public sector office rationalisation, taking into consideration land assembly/asset management issues, land use compatibility issues</li> <li>•Assess potential for further townscape and waterfront enhancement</li> <li>•Transportation issues – maximising the potential of the strategic transportation hub including enhancement of facilities, safeguard and further develop integration between the ferry terminal, bus and rail station and the trunk/local road network.</li> <li>•Transportation issues -To consider traffic management and vehicle parking implications (short and longer-term), landward and seaward congestion issues, improvement of network resilience.</li> <li>•Maritime interests – take account of the range of interests including ferry operator, commercial fishing, northern lighthouse and harbour authority.</li> <li>•Consider the above actions within the context of the Oban Strategic Development Framework</li> <li>•Developers to check for European Protected Species (otter)</li> </ul> <b>Progress</b> <a href="#">Part - Oban CHORD Project - £6.9M</a>	<b>Strategic: Town centre, waterfront and strategic transport hub</b>  <b>Responsible/Lead</b>  ABC	<b>Key Partners</b>  CMAL HiTRANS HIE	<b>Timescale</b>  Ongoing
<b>A4005</b>	<b>Oban - George Street and North Pier</b>  <b>Action</b>  Note This area for action supports Oban as a Main Town within the Growth Corridor and is closely associated with AFAs A4004 and A4006	<b>Strategic: Town centre and waterfront</b>  <b>Responsible/Lead</b>  ABC	<b>Key Partners</b>  HIE SEPA	<b>Timescale</b>  Ongoing



Ref	Site Address	Site Use		
	<ul style="list-style-type: none"> <li>•The key actions are related to :-</li> <li>•Delivery of development/redevelopment opportunities to maximise the town and waterfront potential, taking into consideration land assembly/asset management issues, land use compatibility issues and signage and advertisement issues.</li> <li>•Assess potential for further townscape and waterfront enhancement</li> <li>• Transportation issues -To consider traffic management and vehicle parking implications (short and longer-term), improvement of network resilience, integration of land uses with the Trunk and local road network</li> <li>• Maritime interests – take account of the range of interests.</li> <li>•Consider flooding/wind/wave incursion issues</li> <li>•Consider the above actions within the context of the Oban Strategic Development Framework</li> <li>•Developers to check for European Protected Species (otter)</li> </ul> <p><b>Progress</b>  <a href="#">Part - Oban CHORD Project - £6.9M</a></p>		Transport Scotland	
A4006	Oban - Esplanade	Strategic: Town Centre, waterfront, harbour development and management		
	<p><b>Action</b></p> <p>Note: This area for action supports Oban as a Main Town within the Growth Corridor and is closely associated with AFAs A4004 and A4005</p> <ul style="list-style-type: none"> <li>•The key actions are related to :-</li> <li>•Delivery of development/redevelopment opportunities to maximise the town and waterfront potential, including Corran Halls/car park, taking into consideration land assembly/asset management issues, land use compatibility issues.</li> <li>•Assess potential for further townscape and waterfront enhancement</li> <li>• Transportation issues -To consider traffic management and vehicle parking implications (short and longer-term), improvement of network resilience, integration of land uses with the Trunk and local road network</li> <li>• Maritime interests – take account of the range of interests.</li> <li>•Consider flooding/wind/wave incursion issues</li> </ul>	Responsible/Lead	Key Partners	Timescale
		ABC	HIE SEPA Transport Scotland	Ongoing

Ref	Site Address	Site Use		
	<ul style="list-style-type: none"> <li>Consider the above actions within the context of the Oban Strategic Development Framework</li> <li>Developers to check for European Protected Species (otter)</li> </ul> <b>Progress</b> <a href="#">Part - Oban CHORD Project - £6.9M</a>			
A4007	Scarinish Pierhead	Local: economic development and environmental enhancement		
	<b>Action</b>	<b>Responsible/Lead</b>	<b>Key Partners</b>	<b>Timescale</b>
	<ul style="list-style-type: none"> <li>To consider the capacity of the pierhead area for further business, industry and transport based development.</li> <li>To consider opportunities for environmental enhancements at this important island gateway.</li> <li>Developers to check for European Protected Species (otter)</li> </ul>	ABC	Private Sector Local Community	Ongoing
A4008	Crossapol and Airport, Tiree	Local: Redevelopment for economic and residential uses and environmental enhancement		
	<b>Action</b>	<b>Responsible/Lead</b>	<b>Key Partners</b>	<b>Timescale</b>
	To resolve options for development/redevelopment (including business and housing) and environmental enhancements in this visually prominent area and at the entrance to the airport.	ABC	Local Community HIE HIAL	Ongoing

## 8 Other Locations

### Tourism Development Opportunities identified in Diagram 6

These areas have been identified as having positive potential to deliver sustainable tourist development that could actively contribute towards the growth of the tourism sector in Argyll and Bute in accordance with the spatial strategy. All proposals in TDO require to be assessed against the policies within LDP2. The potential and constraints identified at these locations is not limited to that set out below.

Location		Main Opportunities	Potential Constraints requiring action	Responsible/Lead
Tobermory, Mull		Tourism destination, Nature/Forestry tourism experience on Mull	Tobermory Strategic Development Framework to set out constraints and opportunities in Tobermory Woodland and Forestry Strategy review to consider woodland related tourism opportunities on Mull Nature constraints to be assessed	ABC Owner/Developer
Tioran Forest, Mull		Forest experience, cycle trails, visitor centre	Biodiversity – assessment as adjacent to SPA See associated Community Plan info below Road access, including weak road, Sensitive landscape (LLA). Remote – sustainable development	Local Community Company
Ballygowan Farm, Kilmore, South of Oban		Small scale tourist accommodation Cycle facilities Tourism/recreation related redevelopment and infill opportunities at the existing steadings	Road capacity Scheduled Monuments in vicinity Ancient and semi natural woodland Landscape capacity Sustainable Development – servicing and scale	Owner/Developer
Islay	Distilleries	Tourist destination	Water capacity to be assessed	Local Community Owner/Developer
	Islay wide - Eco Tourism		Sewerage capacity to be assessed	

	Bridgend – Islay House Home Farm	Existing courtyard area - small scale craft workshop with retail opportunities Existing community garden – visitor experience	Nature conservation interests to be safeguarded	
Inveraray	Town Centre Conservation Area Garden and Designed Landscape	Tourist destination	Built Heritage Access	ABC Owner/Developer
	Former Brickworks Site Land South of Argyll Caravan Site	Tourism/recreation redevelopment opportunities	Access issues Sensitive Landscape – LLA Safeguard existing caravan park Contaminated land to be assessed Sustainable Development - servicing	Owner/Developer
Mid Argyll Gateway	Lochgilphead	Crinan Charrette action plan identified opportunities related to tourism and recreation	Flooding issues Built heritage Scheduled Monument Sensitive Landscape (NSA) Nature conservation	ABC Scottish Canals
	Crinan Canal			
	Ardrishaig			
	Kilmartin Glen	Historic Environment – visitor/tourist destination	Historic environment Sensitive Landscape (LLA)	Owner/Developer
Tarbert		Tourist destination	Built Heritage Flooding issues to be assessed Access issues to be assessed	Owner/Developer
Portavadie		Tourist/leisure/recreation destination	Flood risk to be assessed Nature constraints	Owner/Developer
North Bute		Community Forest	Nature constraints Sensitive Landscape (NSA)	Local Community
Rothsay	Sea Front Conservation Area Mount Stuart		Built heritage	
Dunoon	Sea Front	Dunoon Project	Built heritage	

	Access to Loch Lomond National Park Conservation Area			
Helensburgh	Hill House Reservoirs Conservation area Sea Front John Muir Way Access to Loch Lomond National Park	Visitor/tourist destination	Built heritage Nature constraints	Owner/developer
Campbeltown/Machrihanish		Develop links to Ardrossan and Northern Ireland Distilleries Kintyre Way Golf	Built heritage Flood risk assessment	Owner/developer

## Community Plans and Local Place Plans identified in Diagram 9

These areas have been identified as potential areas that could benefit from a community plan or Local Place Plan approach. The diagram is indicative, and shows only those general locations where an interest in preparing a Community or Place Plan has been expressed prior to the preparation of the Proposed LDP2 (2019).

The potential opportunities shown in the table reflect development ideas (i.e. potentially requiring planning consent) that could be explored within the creation process of a plan and do not represent approval or support from the Planning Authority. Any proposals requiring planning permission would require to be assessed against the policies within LDP2. The lists of potential constraints are not exhaustive.

Map Reference	Location	Potential Opportunities	Potential Constraints requiring action	Responsible/Lead
1	Ulva	New housing, improvement to existing housing, tourism, marine industries, economic and community developments	Landscape – National Scenic Area, infrastructure requirements, access, provision of services, flood risk (proposed development locations dependent)	North West Mull Community Woodland
2	Tioran Community Woodland	Visitor centre, woodland crofts, small scale wood related industrial, hydro-electricity, green burials, walk/cycle trails	Landscape – Local Landscape Area, biodiversity and nature conservation (near to SSSI and Special Protection Area), road access – weak road, service provision, remote location, flood risk (proposed development locations dependent)	South West Mull and Iona Development
3	Ardura Forest	Outdoor forest school, wildlife hides, wild camping area	Landscape – Local Landscape Area, biodiversity and nature conservation (near to SSSI and Special Protection Area), flood risk	Mull and Iona Community Trust

			(proposed development locations dependent)	
4	Achnamara	Replacement village hall, hydro-electricity, marine access facilities (pontoon, slipway), Community led housing (affordable, self-build), forest crofts, community growing, visitor accommodation (pods/huts), hutting, walk/cycle trails, camper van pitches	Landscape – National Scenic Area, biodiversity and nature conservation (Ancient Woodland Inventory), accessibility and connectivity, flood risk (proposed development locations dependent)	Achnamara Community
5	Acharossan Community Woodland	Development underway subject to masterplan and other LDP policies.	Local Landscape Area. Capacity of forest location to accommodate development and other activities.	Acharossan Community Devt.
6	Glendaruel	Not started but might include housing/business development	Local Landscape Area. Economic underpinning of proposals.	Glendaruel Community.
7	North Bute	Not started. Based on recreational/tourism including low impact development, access to the countryside.	National Scenic Area, biodiversity and nature conservation, accessibility.	Bute Forest Ltd.

Partner	Project	Investment	Information
Scottish Water	New Water Treatment Works, Tullich, Oban	£29 Million	Raw water from Loch Gleann A'Bhearraidh Reservoir is treated to ensure customers in the area continue to enjoy clear, fresh drinking water for years to come. Future proofed for 20 years. Completed December 2018
Scottish Water	Improvements to water network, Cullipool, Luig	£1.2 Million	9 month project. Commenced October 2021
Scottish Water	Improvements to water network, Soroba, Oban	£4.6 Million	20 month project. Improving resilience and helping to reduce bursts on the network. Started Nov 2020. Phase 1 complete. Phase 2 started Sept 2021. Completed July 2022.
Scottish Water	Improving the water network, Tayvallich	£840,000	Installing a new water main commencing January 2022. Anticipate 6 months to complete.
Scottish Water	Transportable Treatment Unit, Torra, Islay	£2.5 Million	Capacity for an additional 70,000litres of drinking water per day. Delivered Nov 2020
Scottish Water	Waste Water Improvement Project, Tarbert	£3.4 Million	Reducing the risk of sewer flooding. Completed August 2021
Scottish Water	Mains improvement work, Bowmore, Islay	£3 Million	Adding resilience to the water network for the future and to reduce the chance of pipes bursting Commenced Sept 2021. Estimate 18 months to completion.
Scottish Water	Photovoltaic panels added to Campbeltown Water Treatment Works	£94, 000	Offsetting 16% of the energy required to operate the facility. Jan 2021
Scottish Water	Bogany Point Pumping station, Rothesay	-	Restoration of iconic Category B Listed Building July 2021
Scottish Water	Upgrades to Dhu Loch Reservoir, Rothesay	£250,000	Completed Dec 2020